

Instrument # 985898
Bonner County, Sandpoint, Idaho
06/23/2021 03:36:08 PM No. of Pages: 8
Recorded for: BOCC
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy
Index to: MISC



Resolution #2021-53

Planning

Projected Land Use Map Amendment

Cofrances File #AM0005-21

Resolution No. 2021-53

**Adopting
Bonner County Comprehensive Plan
Projected Land Use Map Amendment
Cofrances File AM0005-21**

Whereas, Bonner County, pursuant to Idaho Code §67-6508 and §67-6509, did adopt an amendment to the 1978 comprehensive plan projected land use map, hereinafter referred to as “Map,” by resolution of the Board of County Commissioners, Resolution #05-87, on December 13, 2005, recorded at Instrument #694695, Bonner County Records; and

Whereas, Bonner County received an application from Robert B and Melanie Cofrances requesting to amend the existing Map from a split Agricultural/Forestry and Rural Residential designation to Rural Residential for approximately 10.0 acres identified in Planning Department File AM0005-21; and

Whereas, the Bonner County Planning and Zoning Commission did hold a public hearing on May 20, 2021, on the proposed map amendment and did recommend approval of the application to the Board of Commissioners, finding that it was in accord with the goals and objectives of the Comprehensive Plan; and

Whereas, the Board of County Commissioners did hold a public hearing on June 23, 2021 and approved the application File AM0005-21, finding that the amendment is in accord with the goals and objectives of the Comprehensive Plan, and further called for the preparation of a resolution adopting the amendment to the Map;

Now, therefore be it resolved by the Board of County Commissioners of Bonner County, Idaho, that the amendment to the Map from Agricultural/Forestry and Rural Residential to Rural-Residential is hereby adopted for the property described as follows:

The Official Comprehensive Plan Projected Land Use Map of Bonner County, Idaho is hereby amended by the reclassification of the following described lands from Agricultural/Forestry and Rural Residential to Rural Residential:

Legal Description

Parcel D

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 24, Township 55 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, a found 2” Brass Cap set by PLS 1947;

Thence along the north line of said Section, North 89° 46’ 29” West, a distance of 53.17 feet to

the west right-of-way line of a county road as shown on ROS Instrument No 543016 by PLS 6107, Cocolalla Loop Road and the **TRUE POINT OF BEGINNING** of said parcel;

Thence south along said right-of-way the following four (4) courses:

1. South $00^{\circ}53'31''$ West, a distance of 97.72 feet;
2. Along a tangent curve to the right having a radius of 4975.00 feet, a central angle of $01^{\circ}13'35''$, and an arc length of 106.50 feet (the chord of which bears South $01^{\circ}30'15''$ West, a distance of 106.49 feet);
3. Along a reverse curve to the left having a radius of 5025.00 feet, a central angle of $02^{\circ}09'38''$, and an arc length of 189.48 feet (the chord of which bears South $01^{\circ}02'17''$ West, a distance of 189.48 feet);
4. South $00^{\circ}02'32''$ East, a distance of 508.39 feet;

Thence leaving said right-of-way, North $51^{\circ}54'57''$ West, a distance of 376.02 feet to a found rebar set by PLS 6107;

Thence North $70^{\circ}21'36''$ West, a distance of 260.01 feet to a found rebar set by PLS 6107;

Thence North $03^{\circ}27'27''$ West, a distance of 341.45 feet to a rebar and plastic cap set by PLS 5713;

Thence North $58^{\circ}49'22''$ West, a distance of 332.48 feet to a rebar and plastic cap set by PLS 5713;

Thence North $12^{\circ}48'17''$ West, a distance of 30.94 feet to a rebar and plastic cap set by PLS 5713;

Thence North $00^{\circ}23'51''$ West, a distance of 42.94 feet to a point on the north line of said Section 24, said point being a rebar and plastic cap set by PLS 5713;

Thence along said north line, South $89^{\circ}46'29''$ East, a distance of 860.44 feet to the Point of Beginning;

TOGETHER WITH:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 13, Township 55 North, Range 3 West, Boise Meridian, Bonne County, Idaho and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, a found 2" brass cap set by PLS 1947;

Thence along the north line of said Section, North $89^{\circ}46'29''$ West, a distance of 53.17 feet to the west right-of-way line of a county road as shown on ROS Instrument No 543016 by PLS 6107, Cocolalla Loop Road and the **TRUE POINT OF BEGINNING** of said parcel;

Thence North $89^{\circ}46'29''$ West, a distance of 860.44 to a rebar and plastic cap set by PLS 5713;

Thence North 25°24' 20" West, a distance of 171.59 feet to a rebar and plastic cap set by PLS 5713;

Thence North 24°48' 20" East, a distance of 115.37 feet to a rebar and plastic cap set by PLS 5713;

Thence North 20°53' 23" East, a distance of 96.21 feet to rebar and plastic cap set by PLS 5713;
Thence North 21°57' 25" East, a distance of 71.27 feet to rebar and plastic cap set by PLS 5713;

Thence North 04°34' 51" East, a distance of 340.75 feet to a point on the south right-of-way of a county road known as Roop Road, said point being marked by a rebar and plastic cap set by PLS 5713;

Thence along said south right-of-way, the following three (3) courses:

1. South 64°55' 18" East, a distance of 86.96 feet;
2. Along a tangent curve to the left, having a radius of 275.00 feet, a central angle of 76° 21' 00", an arc length of 366.45 feet (the chord of which bears North 76° 54' 15" East, a distance of 339.94 feet);
3. North 38° 43' 47" East, a distance of 72.32 feet to a point of intersection with the west right-of-way line of a county road known as Cocolalla Loop Road;

Thence along said west right-of-way the following courses:

1. Along a non-tangent curve to the left having a radius of 235.00 feet, a central angle of 28°02' 53", an arc length of 115.04 feet (the chord of which bears South 14° 34' 04" East, a distance of 113.89 feet);
2. South 28° 35' 30" East a distance of 523.68 feet;
3. Along a tangent curve to the right having a radius of 525.00 feet, a central angle of 29° 14' 21", an arc length of 267.92 feet (the chord of which bears South 13° 58' 20" East, a distance of 265.02 feet);
4. South 00° 53' 31" West, a distance of 27.90 feet to the Point of Beginning;

The official Map and amendment shall be located in the Bonner County Planning Department and shall be available to the public for inspection free of charge during normal business hours.

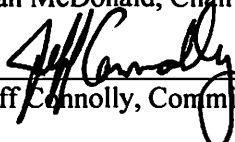
BE IT FURTHER RESOLVED that, with the recording of this document in the records of Bonner County, Idaho, Section 67-6509(c), of Idaho Code is fulfilled.

Adopted as a resolution of the Board of County Commissioners of Bonner County, Idaho, done this 23rd day of June 2021 upon the following vote:

BONNER COUNTY BOARD OF COMMISSIONERS



Dan McDonald, Chairman

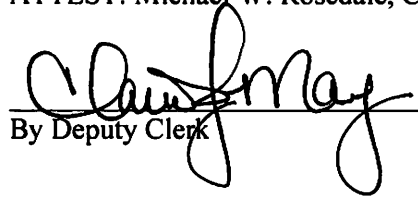


Jeff Connolly, Commissioner

recused himself

Steve Bradshaw, Commissioner

ATTEST: Michael W. Rosedale, Clerk



By Deputy Clerk

June 23, 2021
Date

Legal: B Wilson

LEGAL DESCRIPTION

EXHIBIT "A"

Parcel D

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 24, Township 55 North, Range 3 West, Boise Meridian, Bonner County, Idaho and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, a found 2" Brass Cap set by PLS 1947;

Thence along the north line of said Section, North 89° 46' 29" West, a distance of 53.17 feet to the west right-of-way line of a county road as shown on ROS Instrument No 543016 by PLS 6107, Cocolalla Loop Road and the **TRUE POINT OF BEGINNING** of said parcel;

Thence south along said right-of-way the following four (4) courses:

1. South 00° 53' 31" West, a distance of 97.72 feet;
2. Along a tangent curve to the right having a radius of 4975.00 feet, a central angle of 01° 13' 35", and an arc length of 106.50 feet (the chord of which bears South 01° 30' 15" West, a distance of 106.49 feet);
3. Along a reverse curve to the left having a radius of 5025.00 feet, a central angle of 02° 09' 38", and an arc length of 189.48 feet (the chord of which bears South 01° 02' 17" West, a distance of 189.48 feet);
4. South 00° 02' 32" East, a distance of 508.39 feet;

Thence leaving said right-of-way, North 51° 54' 57" West, a distance of 376.02 feet to a found rebar set by PLS 6107;

Thence North 70° 21' 36" West, a distance of 260.01 feet to a found rebar set by PLS 6107;

Thence North 03° 27' 27" West, a distance of 341.45 feet to a rebar and plastic cap set by PLS 5713;

Thence North $58^{\circ}49'22''$ West, a distance of 332.48 feet to a rebar and plastic cap set by PLS 5713;

Thence North $12^{\circ}48'17''$ West, a distance of 30.94 feet to a rebar and plastic cap set by PLS 5713;

Thence North $00^{\circ}23'51''$ West, a distance of 42.94 feet to a point on the north line of said Section 24, said point being a rebar and plastic cap set by PLS 5713;

Thence along said north line, South $89^{\circ}46'29''$ East, a distance of 860.44 feet to the Point of Beginning;

TOGETHER WITH:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 13, Township 55 North, Range 3 West, Boise Meridian, Bonne County, Idaho and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 24, a found 2" brass cap set by PLS 1947;

Thence along the north line of said Section, North $89^{\circ}46'29''$ West, a distance of 53.17 feet to the west right-of-way line of a county road as shown on ROS Instrument No 543016 by PLS 6107, Cocolalla Loop Road and the **TRUE POINT OF BEGINNING** of said parcel;

Thence North $89^{\circ}46'29''$ West, a distance of 860.44 to a rebar and plastic cap set by PLS 5713;

Thence North $25^{\circ}24'20''$ West, a distance of 171.59 feet to a rebar and plastic cap set by PLS 5713;

Thence North $24^{\circ}48'20''$ East, a distance of 115.37 feet to a rebar and plastic cap set by PLS 5713;

Thence North $20^{\circ}53'23''$ East, a distance of 96.21 feet to rebar and plastic cap set by PLS 5713;

Thence North $21^{\circ}57'25''$ East, a distance of 71.27 feet to rebar and plastic cap set by PLS 5713;

Thence North $04^{\circ}34'51''$ East, a distance of 340.75 feet to a point on the south right-of-way of a county road known as Roop Road, said point being marked by a rebar and plastic cap set by PLS 5713;

Thence along said south right-of-way, the following three (3) courses:

1. South $64^{\circ}55'18''$ East, a distance of 86.96 feet;
2. Along a tangent curve to the left, having a radius of 275.00 feet, a central angle of

76° 21' 00", an arc length of 366.45 feet (the chord of which bears North 76° 54' 15" East, a distance of 339.94 feet);

3. North 38° 43' 47" East, a distance of 72.32 feet to a point of intersection with the west right-of-way line of a county road known as Cocolalla Loop Road;

Thence along said west right-of-way the following courses:

1. Along a non-tangent curve to the left having a radius of 235.00 feet, a central angle of 28° 02' 53", an arc length of 115.04 feet (the chord of which bears South 14° 34' 04" East, a distance of 113.89 feet);
2. South 28° 35' 30" East a distance of 523.68 feet;
3. Along a tangent curve to the right having a radius of 525.00 feet, a central angle of 29° 14' 21", an arc length of 267.92 feet (the chord of which bears South 13° 58' 20" East, a distance of 265.02 feet);
4. South 00° 53' 31" West, a distance of 27.90 feet to the Point of Beginning;

