

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 #

MLD0016-22

RECEIVED:

RECEIVED

By Amy Scott at 9:26 am, Feb 22, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:

Township:

Range:

Parcel acreage:

Parcel # (s):

Legal description:

Current zoning:

Current use:

What zoning districts border the project site?

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

SITE INFORMATION:

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:	

Water courses (lakes, streams, rivers & other bodies of water): _____	

Springs & wells: _____	

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

Are wetlands present on site? Yes No Source of information:

Flood Hazard Zones located on site: X D A AE DFIRM MAP:

Other pertinent information (attach additional pages if needed): _____

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

Public Road Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Combination of Public Road/Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system: _____

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical private individual septic system.

Will the sanitary restriction be lifted by the Panhandle Health District?

Yes No

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System - List type & proposed ownership: _____

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Typical private individual water well system.

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

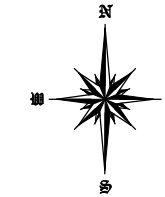
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 2/22/22
ON BEHALF OF TROY DAVIS

Landowner's signature: _____ Date: _____

STILLMEADOW ACRES

LYING IN A PORTION OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 1947
- FOUND 5/8" REBAR, NO CAP
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 5576, INST. NO. 546687, 6/16/1999
- (R2) RECORD OF SURVEY BY PLS 1947, INST. NO. 487125, 6/19/1996
- FEMA'S FLOOD HAZARD SPECIAL AREA (FHSA) BOUNDARY PER FEMA'S FLOOD MAP SERVICE CENTER
- WETLANDS AS CATERGORIZED BY U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WETLAND MAPPER
- APPROXIMATE LOCATION OF BRAIDED PRIEST RIVER SLOUGH

GENERAL NOTES

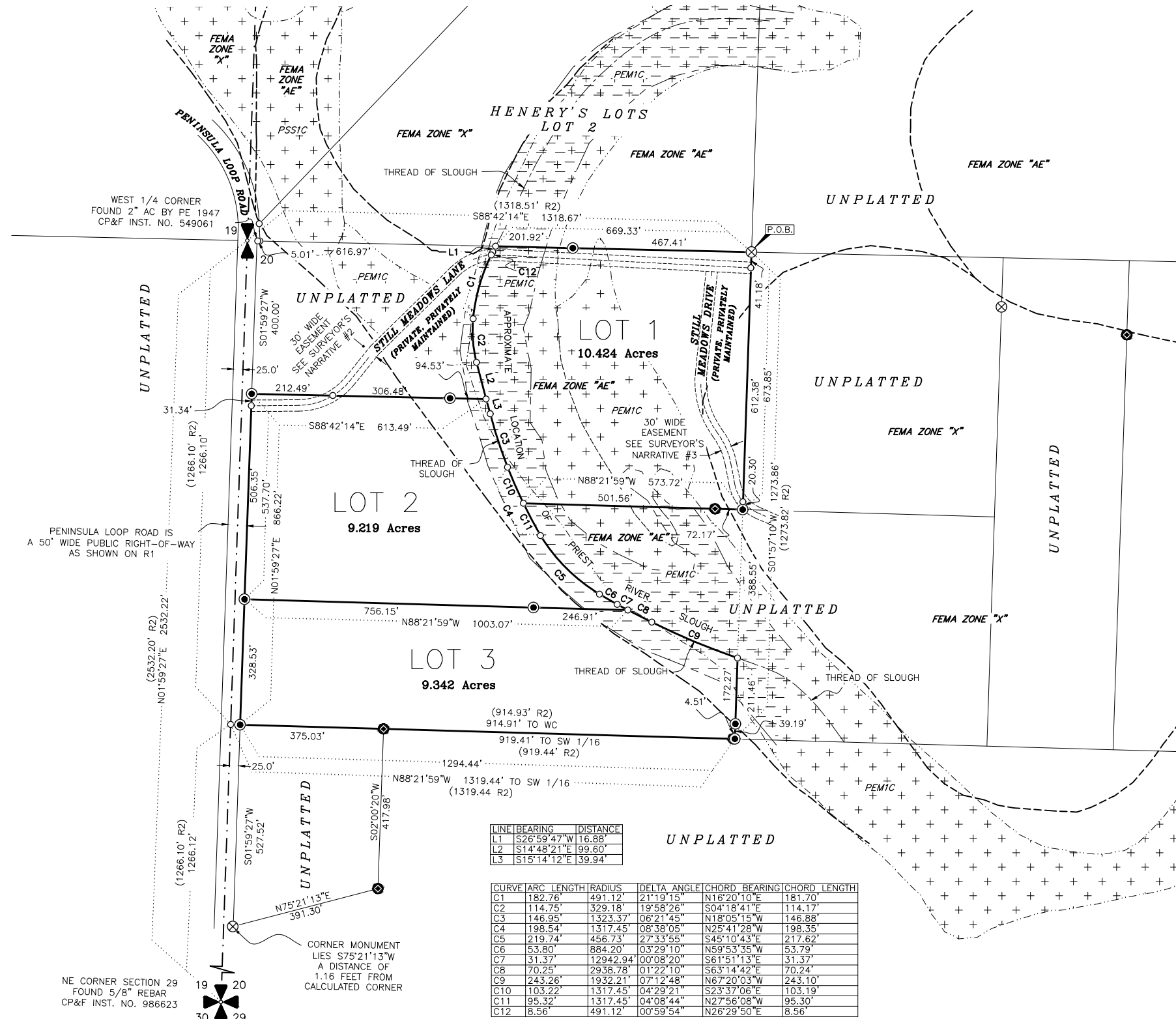
- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' AND 'AE' PER FEMA PANEL 16017C0665E, EFFECTIVE 11/18/2009.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____ 2022.

PLANNING DIRECTOR _____

PLACE RECORDING LABEL HERE



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00083967. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°50'15\" AT THE WEST QUARTER CORNER OF SECTION 20.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO PLAT AN UNPLATTED PARCEL AS DESCRIBED IN QUITCLAIM DEED, INSTRUMENT NO. 751507, INTO THREE LOTS.
- 2) STILL MEADOWS LANE IS A 30' WIDE INGRESS, EGRESS AND UTILITIES EASEMENT AS SHOWN ON QUITCLAIM DEED, INSTRUMENT NO. 525694, 525695 AND 525699.
- 3) STILL MEADOWS DRIVE IS A 30' WIDE INGRESS, EGRESS AND UTILITIES EASEMENT AS SHOWN ON QUITCLAIM DEED, INSTRUMENT NO. 525694, 525695 AND 525696.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA IDAHO
	20	57 N	4 W	
PROJECT #: 21-210 DAVIS DRAWING NAME: 21-210 DAVIS MLD				Plot Date: 2/21/2021
STILLMEADOW ACRES				Scale: 1"=200'
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Checked By: TLAG Drawn By: KAJ/TSH Sheet: 1 of 2

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TROY DAVIS AND BONNIE S. DAVIS, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'STILLMEADOW ACRES' BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF HENERY'S LOTS, RECORDED DEC. 22, 2004, INSTRUMENT NO. 666731, RECORDS OF BONNER COUNTY, IDAHO AND BEING ON THE WEST 1/16 SECTION LINE OF SAID SECTION 20, THENCE ALONG SAID WEST 1/16 SECTION LINE, SOUTH 01°57'10" WEST, 673.85 FEET;

THENCE LEAVING SAID WEST 1/16 SECTINO LINE, NORTH 88°21'59" WEST, A DISTANCE OF 573.72 FEET, TO THE THREAD OF SLOUGH;

THENCE ALONG SAID THREAD OF SLOUGH THE FOLLOWING SIX (6) COURSES:

- 1) A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 95.32 FEET, A RADIUS OF 1317.45 FEET, A DELTA ANGLE OF 04°08'44", AND CHORD BEARING OF SOUTH 27°56'08" EAST AND A CHORD LENGTH OF 95.30 FEET;
- 2) A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 219.74 FEET, A RADIUS OF 456.73 FEET, A DELTA ANGLE OF 27°33'55", AND CHORD BEARING OF SOUTH 45°10'43" EAST AND A CHORD LENGTH OF 217.62 FEET;
- 3) A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 53.80 FEET, A RADIUS OF 884.20 FEET, A DELTA ANGLE OF 03°29'10", AND CHORD BEARING OF SOUTH 59°53'35" EAST AND A CHORD LENGTH OF 53.79 FEET;
- 4) A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 31.37 FEET, A RADIUS OF 12942.94 FEET, A DELTA ANGLE OF 00°08'20", AND CHORD BEARING OF SOUTH 61°51'13" EAST AND A CHORD LENGTH OF 31.37 FEET;
- 5) A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 70.25 FEET, A RADIUS OF 2938.78 FEET, A DELTA ANGLE OF 01°22'10", AND CHORD BEARING OF SOUTH 63°14'42" EAST AND A CHORD LENGTH OF 70.24 FEET;
- 6) A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 243.26 FEET, A RADIUS OF 1932.21 FEET, A DELTA ANGLE OF 07°12'48", AND CHORD BEARING OF SOUTH 67°20'03" EAST AND A CHORD LENGTH OF 243.10 FEET;

THENCE LEAVING SAID THREAD OF SLOUGH, NORTH 88°21'59" WEST, A DISTANCE OF 1294.44 FEET TO THE EAST RIGHT-OF-WAY OF PENINSULA LOOP ROAD, A 50 FOOT WIDE PUBLIC ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°59'27" EAST, A DISTANCE OF 866.22 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 88°42'14" EAST, A DISTANCE OF 613.49 FEET TO SAID THREAD OF SLOUGH;

THENCE ALONG SAID THREAD OF SLOUGH THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 14°48'21" WEST, A DISTANCE OF 99.60 FEET;
- 2) A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 114.75 FEET, A RADIUS OF 329.18 FEET, A DELTA ANGLE OF 19°58'26", AND CHORD BEARING OF NORTH 04°18'41" WEST AND A CHORD LENGTH OF 114.17 FEET;
- 3) A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 182.76 FEET, A RADIUS OF 491.12 FEET, A DELTA ANGLE OF 21°19'15", AND CHORD BEARING OF NORTH 16°20'10" EAST AND A CHORD LENGTH OF 181.70 FEET;
- 4) NORTH 26°59'47" EAST, A DISTANCE OF 16.88 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 20;

THENCE LEAVING SAID THREAD OF SLOUGH, AND ALONG SAID EAST-WEST CENTERLINE, SOUTH 88°42'14" EAST, A DISTANCE OF 669.33 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

TROY DAVIS _____ DATE _____

BONNIE S. DAVIS _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY DAVIS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

STILLMEADOW ACRES

LYING IN A PORTION OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 21431520, DATED NOVEMBER 1, 2021. .

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
- 2. a) ALL RIGHT, TITLE OR CLAIM OF ANY CHARACTER BY THE UNITED STATES, LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF A STREAM NAVIGABLE IN FACT OR LAW. b) THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED.
- 3. a) ANY PAST OR FUTURE CHANGE IN PRIEST RIVER WHICH FORMS THE EAST BOUNDARY OF THE LAND. b) ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED. c) ANY VARIANCE BETWEEN THE BOUNDARY LINE AS ORIGINALLY CONVEYED AND CURRENT BOUNDARY THEREOF AS NOW USED OR OCCUPIED.
- 4. WITH RESPECT TO ANY PORTION OF THE LAND LYING EAST OF WETLANDS, ANY CLAIM OR LOSS THAT MAY ARISE DUE TO A LACK OF ACCESS TO THAT PORTION, INCLUDING BUT NO LIMITED TO A RECORDED MEANS OF INGRESS AND EGRESS.
- 5. A PUBLIC UTILITIES EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO THE UNITED STATES OF AMERICA, RECORDED MAY 4, 1934, INST. NO. 85090.
- 6. AN INGRESS, EGRESS, UTILITIES AND THE RIGHT TO TRAVEL ACROSS SAID LAND TO AND FROM THE RIVER AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN QUITCLAIM DEED, RECORDED JUNE 15, 1998, INST. NO. 525694, 524695 AND 524696.
- 7. A PUBLIC UTILITIES EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO NORTHERN LIGHTS, INC., RECORDED JULY 8, 1998, INST. NO. 527162.
- 8. A PUBLIC UTILITIES EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO NORTHERN LIGHTS, INC., RECORDED DECEMBER 17, 1998, INST. NO. 536666.
- 9. A PUBLIC UTILITIES EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO NORTHERN LIGHTS, INC., RECORDED OCTOBER 14, 2006, INST. NO. 689637.
- 10. A PUBLIC UTILITIES EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO NORTHERN LIGHTS, INC., RECORDED DECEMBER 17, 1998, INST. NO. 536666.

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BONNIE S. DAVIS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "STILLMEADOW ACRES" AND CHECKED THE REPLAT 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 _____, 2022.

BONNER COUNTY SURVEYOR _____

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL IS PROVIDED BY PRIVATELY OWNER SEPTIC SYSTEM

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

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 TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

PLACE RECORDING LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	20	57 N	4 W		
PROJECT #: 21-210 DAVIS DRAWING NAME: 21-210 DAVIS MLD				Plot Date: 2/21/2021	
STILLMEADOW ACRES					Scale: 1"=200'
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					Checked By: TLAG Drawn By: KAJ/TSH Sheet: 1 of 2