



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 #

RECEIVED:

RECEIVED

SEP 07 2023

Bonner County
Planning Department

PROJECT DESCRIPTION:

Name of Minor Land Division plat: RETREAT AT JEWEL LAKE

APPLICANT INFORMATION:

Landowner's name: JONATHAN BATTEY & JUDITH PENNYCOOK

Mailing address: [REDACTED]

City: ROYAL OAKS

State: CA

Zip code: 95076

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: ATS INC

Company name: ADVANCED TECHNOLOGY SURVEYING

Mailing address: PO BOX 3457

City: HAYDEN

State: ID

Zip code: 83835

Telephone: 208-772-2745

Fax:

E-mail: TIFFANIEESPE@HOTMAIL.COM

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: N/A

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 04 Township: 55N Range: 03W Parcel acreage: 20-ACRES

Parcel # (s): RP55N03W046150A

Legal description: 4-55N-3W W2 GOV LOT 7

Current zoning: RURAL-10

Current use: RESIDENTIAL

What zoning districts border the project site?

North: RURAL-10

East: RURAL-10

South: AG/FORESTRY-20

West: RURAL-10

Comprehensive plan designation: RURAL RESIDENTIAL

Uses of the surrounding land (describe lot sizes, structures, uses):

North: JEWEL LAKE AND ONE PARCEL 88-ACRES IN SIZE

South: 240 ACRES OF AGRICULTURE/FORESTRY LAND

East: THERE ARE 2, 20-ACRE PARCELS WITH HOMES LOCATED TO THE EAST

West: PARCELS THAT VARY FROM 3-ACRES TO 16-ACRES IN SIZE, RESIDENTIAL USES

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

Detailed Directions to Site:

317 Buckskin Road, Sage

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots: 2

Depth to Width Ratio (D:W)

Lot #1 Proposed acreage: 10-acres

1:1

Lot #2 Proposed acreage: 10-acres

1.6:1

Lot #3 Proposed acreage:

Lot #4 Proposed acreage:

Remainder Proposed acreage:

N/A

Describe the land division proposal and resulting acreage: OWNERS WOULD LIKE TO DIVIDE THEIR PARCEL AS DEPICTED SO THAT BOTH LOTS CAN CONTINUE USING THE EXISTING ACCESS EASEMENT AND THE NEW LOT WOULD HAVE SEVERAL DIFFERENT OPTIONS FOR A NEW HOME. LOTS ARE NOT SQUARE OR RECTANGULAR DUE TO THESE REASONS.

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: SLOPES VARY THROUGHOUT. THE STEEPER SLOPES ARE LOCATED ON THE NORTH SIDE. WHERE THE EXISTING HOME IS LOCATED AS WELL AS A LARGE AREA NEAR THE CENTER OF THE PROPOSED LOT 2 ARE RELATIVELY FLAT AREAS FOR BUILDING OPTIONS.

Water courses (lakes, streams, rivers & other bodies of water): JEWEL LAKE IS LOCATED NORTH OF THIS PROJECT SITE. DUE TO ELEVATIONS, THIS PROPERTY IS OUTSIDE OF ANY FLOOD ZONE AS IT LIES HIGHER THAN THE LAKE.

Springs & wells: THERE ARE NO SPRINGS ON THIS SITE. THE NEIGHBOR TO THE EAST HAS A SMALL POND NEAR THE SHARED PROPERTY LINE

Existing structures (size & use): _____

THE EXISTING HOME AND SHOP ARE SHOWN ON THE PRELIMINARY PLAT AS WELL AS THE LOCATION OF THE EXISTING WELL.

THESE STRUCTURES WOULD REMAIN ON LOT 1.

Land cover (timber, pastures, etc): _____

THE SITE IS PREDOMINANTLY COVERED IN TREES AND SHRUBS NATIVE TO THE AREA.

Are wetlands present on site? Yes No

Source of information: NATIONAL WETLAND

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: BUCKSKIN ROAD IS A PRIVATE ROADWAY WITH AN EASEMENT NUMBER DEPICTED ON THE PLAT. THE EXISTING DRIVEWAY IS PROPOSED TO BE SHARED FOR BOTH LOTS, ALSO DEPICTED ON THE PLAT, THAT IS AN EXTENSION OF THAT EXISTING PRIVATE ROAD EASEMENT.

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.

BUCKSKIN ROAD EASEMENT PER INST. #573122

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: SEPTIC TANK WITH DRAINFIELD PROPOSED FOR NEW LOT

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: THERE ARE NO COMMUNITY SYSTEMS FOR THIS PROPERTY, SO THE COMMON PRACTICE FOR THIS AREA IS TO GO THROUGH PANHANDLE HEALTH AT TIME OF BUILDING AND FIND APPROPRIATE LOCATION FOR SEPTIC TANK AND DRAINIFIELD.

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: THE EXISTING HOME HAS A WELL ON THE SITE. THE SAME IS PROPOSED FOR THE NEW LOT.

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.

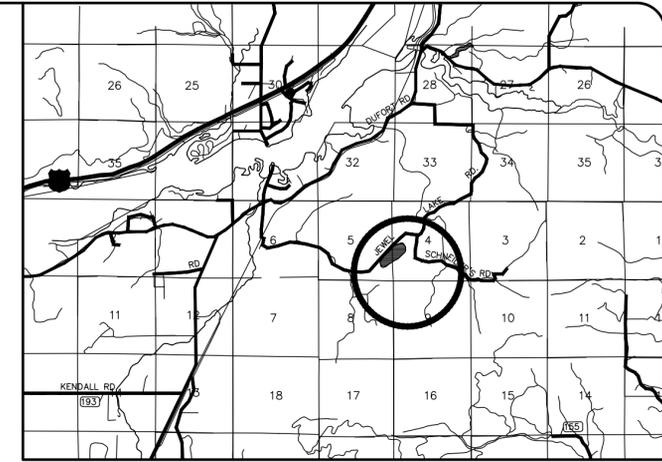
Landowner's signature:  Date: 8-24-23

Landowner's signature: _____ Date: _____

RETREAT AT JEWEL LAKE

SITUATE IN GOVERNMENT LOT 7,
SECTION 04, TOWNSHIP 55 NORTH, RANGE 03 WEST, B.M.,
BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT JONATHAN BATTEY & JUDITH PENNYCOOK, HUSBAND AND WIFE HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "RETREAT AT JEWEL LAKE". SITUATE IN A PORTION OF GOVERNMENT LOT 7, SECTION 04, TOWNSHIP 55 NORTH, RANGE 03 WEST, B.M., BONNER COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 04 AS MARKED BY A 2.5" B.C. MONUMENT PER CP#F INSTRUMENT NUMBER 809912, FROM WHICH THE MEANDER CORNER COMMON TO SAID SECTION 04 AND SECTION 05 AS MARKED BY A 2.5" B.C. MONUMENT BEARS NORTH 00°08'52" EAST, 1220.73 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°08'52" EAST, 1220.73 FEET TO A POINT ON THE SOUTHERLY SHORELINE OF JEWEL LAKE AS MARKED BY A 2" B.C. MEANDER CORNER MONUMENT;

THENCE LEAVING SAID SECTION LINE ALONG CONTINUING ALONG SAID SHORELINE, NORTH 64°35'48" EAST, 225.90 FEET TO A 2" B.C. MONUMENT "PLS 882";

THENCE LEAVING SAID SHORELINE, NORTH 89°27'45" EAST, 465.00 FEET TO THE NORTHEAST CORNER OF WARRANTY DEED INSTRUMENT NUMBER 992298 AS MARKED BY A 5/8" REBAR & CAP "PLS 4182";

THENCE, SOUTH 00°08'52" WEST, 1318.89 FEET TO THE SOUTHEAST CORNER THERE AS MARKED BY A 5/8" REBAR & CAP "PLS 4182";

THENCE, SOUTH 89°44'00" WEST, 668.79 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 20.002 ACRES OR 871294 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOW THAT;

- 1) THE OWNERS HEREBY GRANT A 40.0 FEET WIDE INGRESS/EGRESS & PUBLIC UTILITY EASEMENT AS DEPICTED ON PAGE 2 OF THIS PLAT FOR ITS INTENDED USE.
- 2) THE WATER SOURCE FOR EACH LOT SHALL BE AN INDIVIDUAL WELL.
- 3) THE SEWER FOR EACH LOT SHALL BE AN ON SITE INDIVIDUAL SEPTIC AND DRAINFIELD.

JONATHAN BATTEY

JUDITH PENNYCOOK

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023,
BY JONATHAN BATTEY & JUDITH PENNYCOOK

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS _____ DAY OF _____, 2023.

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 _____, 2023, AT _____ O'CLOCK _____ M.

AS INSTRUMENT _____

MICHAEL ROSEDALE, RECORDED

BY: _____
DEPUTY

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 _____, 2023.

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 _____, 2023.

CHAIRMAN, 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 JULY 2023. 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.



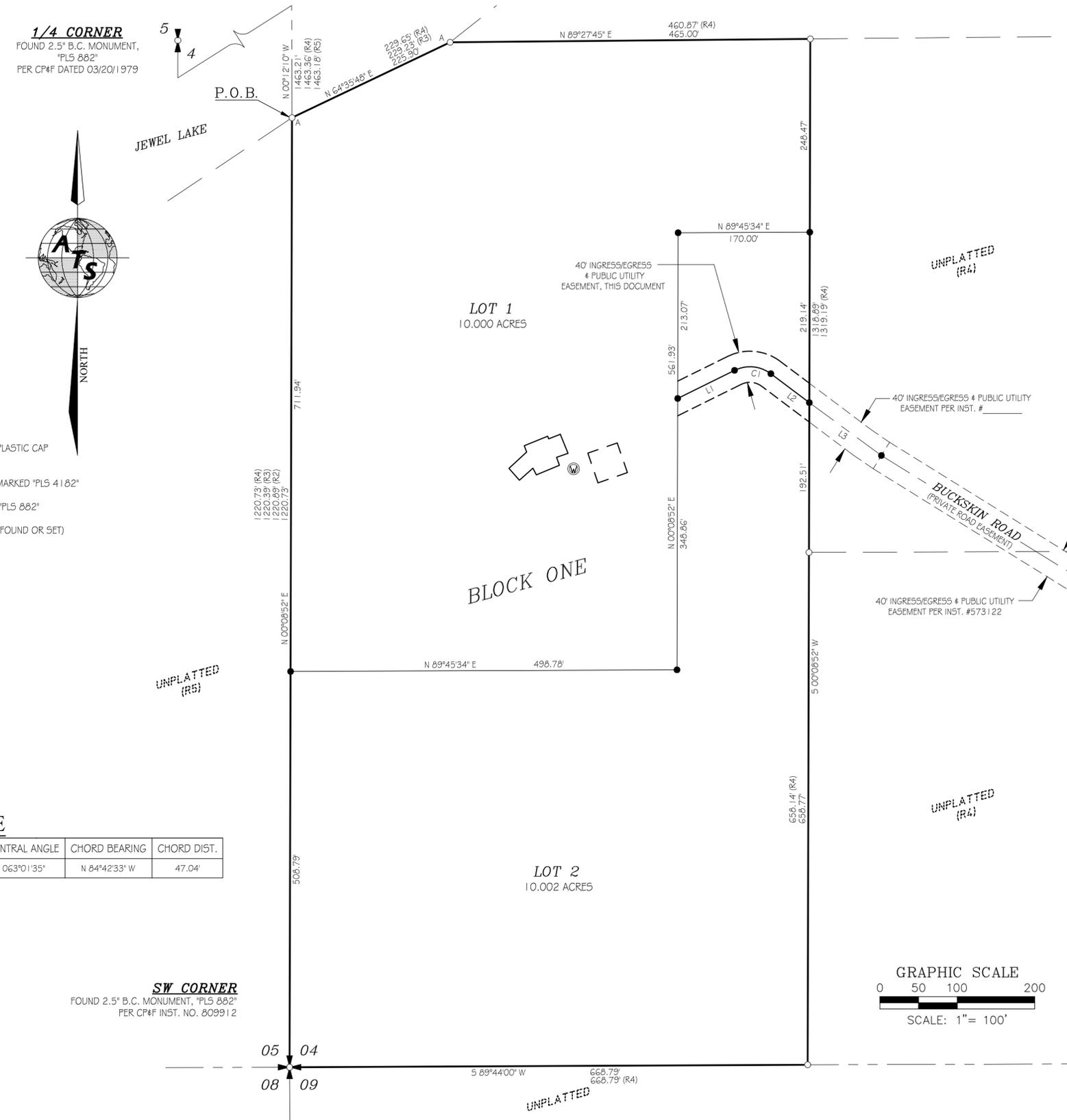
 ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC. 9177 HESS STREET, HAYDEN IDAHO, 83835 * PH. (208)-772-2745 * FAX (208)-762-7731 *	SCALE: NTS
	CHECKED BY MBM
	DATE: 08-22-2023
	DRAWN BY MBM
DATE: 08-03-2023	
DWG: PLAT	
PROJ: 23-047	

RETREAT AT JEWEL LAKE

SITUATE IN GOVERNMENT LOT 7,
SECTION 04, TOWNSHIP 55 NORTH, RANGE 03 WEST, B.M.,
BONNER COUNTY, IDAHO

INSTRUMENT NO. _____

PAGE 2 OF 2



LEGEND

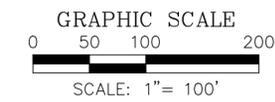
- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR AND CAP MARKED "PLS 4182"
- FOUND 2.5" B.C. MONUMENT "PLS 882"
- CALCULATED POINT (NOTHING FOUND OR SET)

LINE TABLE

LINE	LENGTH	DIRECTION
L1	81.86'	S 63°46'40" W
L2	62.08'	N 53°11'46" W
L3	115.19'	N 53°50'51" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	49.50'	45.00'	063°01'35"	N 84°42'33" W	47.04'



REFERENCES

- R1) SURVEY BY ALAN V. KIEBERT, PLS 974. RECORDED DECEMBER 1983 AS INSTRUMENT NUMBER 279200.
- R2) SURVEY BY ROBERT G. BRISTOL, PLS 882. RECORDED MAY 1981 AS INSTRUMENT NUMBER 253135.
- R3) SURVEY BY ROBERT G. BRISTOL, PLS 882. RECORDED AUGUST 1984 AS INSTRUMENT NUMBER 451281.
- R4) SURVEY BY DAVID E. SCHUMANN, PLS 4182. RECORDED OCTOBER 2001 AS INSTRUMENT NUMBER 588695.
- R5) SURVEY BY FRITZ BROWNELL, PLS 8960. RECORDED JULY 2022 AS INSTRUMENT NUMBER 1008300.
- R6) WARRANTY DEED INSTRUMENT NO. 992298.

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 04 AS DEPICTED ON RECORD OF SURVEY REFERENCED HEREIN AS "R4" AND TAKEN TO BEAR NORTH 00°08'52" EAST BETWEEN FOUND MONUMENTS AT THE SOUTHWEST SECTION CORNER AND THE MEANDER CORNER OF SAID SECTION.

SURVEYOR'S NARRATIVE/NOTES

1. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS. ITEMS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FLYING S TITLE AND ESCROW OF IDAHO, INC. ORDER NO. 1096336-5 DATED MAY 15, 2023. PLAT BOUNDARIES ARE BASED ON WARRANTY DEED RG AND FOUND/VERIFIED MONUMENTATION OF RECORD AS PER R4, BONNER COUNTY RECORDS.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN AUGUST 2023.
4. THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE-CHAPTER 55-1911, RECORDING OF SURVEYS. THIS SURVEY WAS PERFORMED BY ACCEPTED GPS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12I RTK ROVER UNIT.
5. PLATTED LOTS ARE SUBJECT TO A PRIMARY AND SECONDARY VOLTAGE UNDERGROUND POWERLINE EASEMENTS, PER INSTRUMENT NUMBERS 537906 AND 605844. UN-LOCATABLE AND BLANKET IN NATURE.



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING

P.O. BOX 3457, HAYDEN IDAHO, 83835

• PH. (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1" = 100'

CHECKED BY: MBM
DATE: 08-22-2023

DRAWN BY: MBM
DATE: 08-02-2023

DWG: PLAT
PROJ: 23-047