

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 O	ANI V.					
FILE #	JNDI.	errogen anders a remaining desired. Problems and an animal and against	RECE	IVED:		
MLI	D0187-21		RECEIVED By Amy Scott at 2:30 pm, Nov 04, 20			
PROJECT DESCRI	PTION:					
Name of Minor Land	l Division plat: Laca	yo Tracts	THE RESERVE OF THE PARTY AND LINES OF THE PARTY.	till and findrather or anythe young good graph to the little little to the second of		
			return ermanen unter servetuur Arte teleperine	endyse servered war with the profile of the legal fract benefits, who		
APPLICANT INFOR			ar Virginia Virginia (Virginia de la Carlo de Maria de Maria de Carlo de Maria de Carlo de Ca			
Landowner's name:	West and the Committee of the Committee		and an experience of the last significance transference			
Mailing address: PO E	30x 2355	AND THE RESERVE OF THE PARTY OF				
City: Priest River		er menne av av menne och er och er av	State:		Zip code: 83856	
Telephone: (208) 290-644	. 1 		Fax:			
E-mail:						
REPRESENTATIVE	'S INFORMATION					
Representative's na	me: Heath Hartwig					
Company name: h2 St	urveying, LLC					
Mailing address: PO B	3ox 2916					
City: Hayden			State:	; ID	Zip code: 83835	
Telephone: (208) 772-660	Telephone: (208) 772-6600 Fax:					
E-mail: hhartwig@h2survey	/.com					
ADDITIONAL APPL	ICANT REPRESEN	ITATIVE II	NFORM.	ATION:		
Name/Relationship	to the project: Nancy	Nick	The second section of the second	e. Nettinor menette eta e kolle kiele kiele kiele kiele gen egope egope egope en eta eta eta eta eta eta eta e		
Company name: High	Trail Consulting	III ISAN NAMBANIA ARABU KI MININGKIMBAN MININGKI MININGKI MININGKI MININGKI MININGKI MININGKI MININGKI MININGKI	e enganis e energia e e despetito tito e dello establistico dello esta			
Mailing address: 9889 W. Gallop Lane						
City: Post Falls			State: ID Zi		Zip code: 83854	
Telephone: (208) 659-2525			Fax:			
E-mail: nancy@hightrailconsulting.com						
			The state of the s	Annual region of the second se		
PARCEL INFORMA	pro-security and a security and a se	I I I I I I I I I I I I I I I I I I I				
Section #:23						
	Parcel # (s): RP56N05W230155A / RPR00000230550A Legal description: 23-56N-5W PT NENE LESS TAX 81,137 & 175 / 23-56N-5W PT NENE LESS TAX 81,137 & 175					
And a second		81,137 & 175 / 2	The second secon	Control of the Print Control of the	and otherwise reprinting the state of the Commission of the Commis	
Current zoning: Subur	and the second s				ber with Residential Improvements	
What zoning districts border the project site? Rural and Suburban						

North: Rural		East: Suburban	
South: Suburb	South: Suburban West: Suburban		
Comprehen	sive plan designation:		
Uses of the	surrounding land (describe lot size	zes, structures, uses):	
North:			
South:			
East:			
West:			
Within Area	of City Impact: Yes: No:	If yes, which city?:	
Detailed Dir	rections to Site:		
-			
1 in the content of t			
	AL PROJECT DESCRIPTION:		
	at recording information:		
(ANY MATERIAL PROPERTY OF THE PROPERTY OF THE PARTY OF TH	ation is for: 4 Lot Minor Land Division		
Proposed lo		Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.624		
Lot #2	Proposed acreage: 6.769		
Lot #3	Proposed acreage: 6.760		
Lot #4	Proposed acreage: 8.003		
Remainder	Proposed acreage: N/A	N/A	
Describe the	e land division proposal and resul	lting acreage: Divide into 4 Lots	
SITE INFOR	RMATION:		
Please provi	de a detailed description of the fo	llowing land features:	
Topography	(lay of the land), including estimate	ated maximum slope, rock outcroppings, benches, etc:	
Timbered			
Water cours	ses (lakes, streams, rivers & other	r bodies of water): N/A	
Springs & w	ells: N/A		

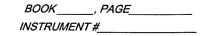
Existin	ng structures (size & use): Single Family Residence and Shed
Land c	cover (timber, pastures, etc): Timbered
	tlands present on site? Yes No Source of information: See attached
	Hazard Zones located on site: X D A AE DFIRM MAP: pertinent information (attach additional pages if needed):
*Land Ministry Ministry Control of Control o	SS INFORMATION: check the appropriate boxes:
Pr De ea	ivate Easement Existing Proposed escribe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and esement width. Include recorded instrument number for existing easements & name, if isting:
De	<u>ablic Road</u> <u>Existing</u> <u>Proposed</u> escribe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way dth and name, if existing: McDonald Lane paved, public.
D	ombination of Public Road/Private Easement Existing Proposed escribe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-way/easement width and road name, if existing: Proposed 60' easement as shown on the face of the plat.
Is publ	ic road dedication proposed as part of this minor land division? No
List exi	isting access and utility easements on the subject property. I 60' access, utility, drainage and maintenance easement

SERVICES:

Sew	age 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: Individual septic and drainfield
Exp	lain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details:
Y	the sanitary restriction be lifted by the Panhandle Health District? Tes No Ter will be supplied by:
	Existing public or community system - List name of provider:
	Proposed Community System – List type & proposed ownership:
	Individual well Individual Private Wells
Plea and	se explain the water source, capacity, system maintenance plan, storage and delivery system other details: Ground
Whi	ch power company will serve the project site? Avista
are treprepost	reby certify that all the information, statements, attachments and exhibits submitted herewith true to the best of my knowledge. I further grant permission to Bonner County employees and esentatives, elected or appointed officials to enter upon the subject land to make examinations, the property or review the premises relative to the processing of this application. Date: Dat

LACAYO TRACTS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN,

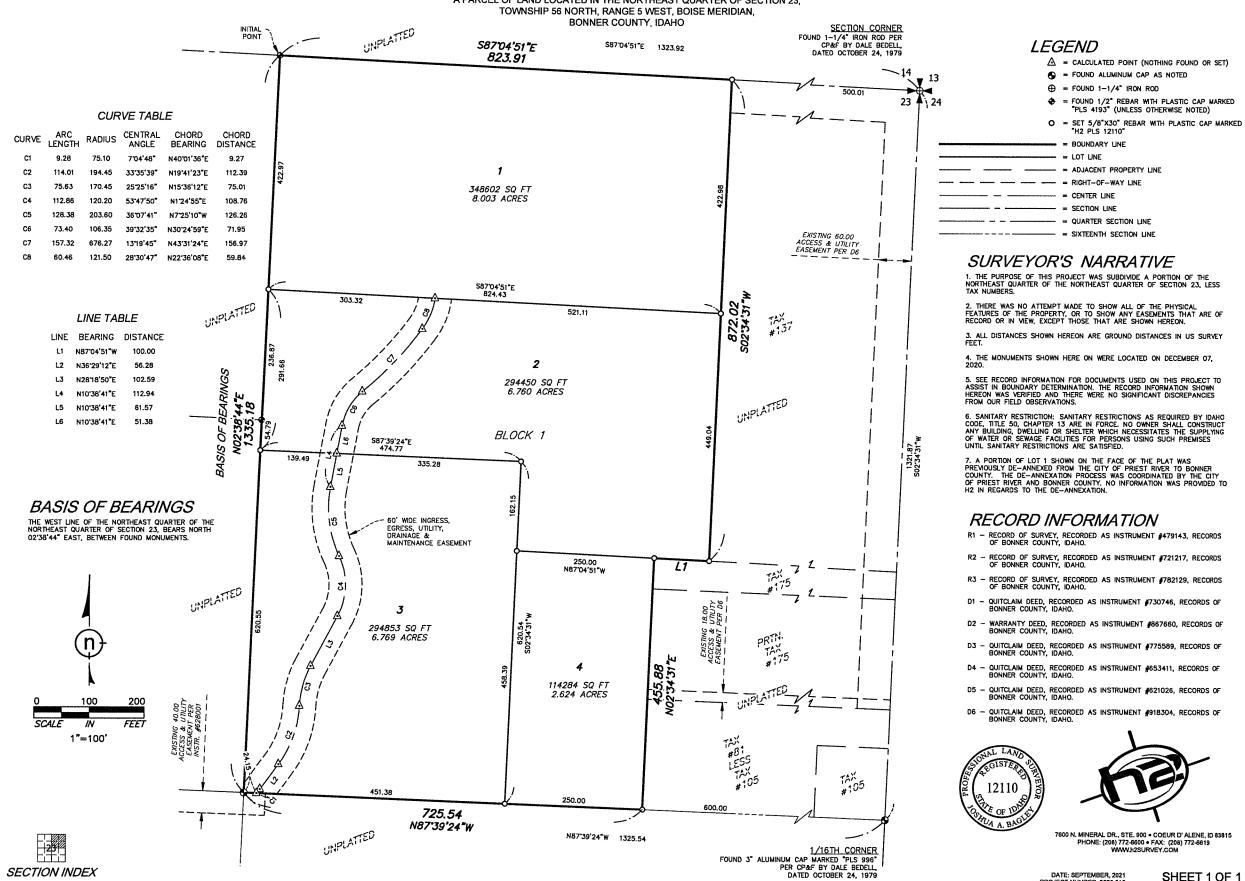


"PLS 4193" (UNLESS OTHERWISE NOTED)

= BOUNDARY LINE

= CENTER LINE

- ADJACENT PROPERTY LINE



SECTION INDEX

SHEET 1 OF 1

LACAYO TRACTS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK	, <i>PAGE</i>	
INSTRUMEN	T#	

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT LAMBDA WEST, INC., AND IDAHO CORPORATION, IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS LACAYO TRACTS.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, FROM WHICH THE NORTHWEST CORNER OF THE NORTHEAST QUARTER BEARS NORTH 87'04'51" WEST, A DISTANCE OF 1323.92;

THENCE NORTH 87'04'51" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02'34'31" WEST, A DISTANCE OF 872.02 FEET;

THENCE NORTH 87"04"51" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 02'34'31" WEST, A DISTANCE OF 455.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE NORTH 87"39"24" WEST ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 701.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE NORTH 02'38'44" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 1335.18 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 87'04'51" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 823.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,052,185 SQUARE FEET, OR 24.155 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

60 FOOT WIDE EASEMENT OR INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES, AS SHOWN ON THE FACE OF THIS PLAT, SHALL BENEFIT LOTS 1,2, AND 3, BLOCK 1 OF LACAYO TRACTS.

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SANITARY SEWER SERVICE WILL BE PROVIDED BY PANHANDLE HEALTH DISTRICT APPROVED INDIVIDUAL SEPTIC SYSTEMS.

JOHN M. LACAYO, OWNER	DATE
DIANA L. LACAYO, OWNER	DATE

ACKNOWLEDGMENT

ISS.	
COUNTY OF	
THIS RECORD WAS ACKNOWLEDGED BEFORE ME.	DANICA RYAN,
ON THEDAY OF	2021.
JOHN M. LACAYO	
(SIGNATURE OF NOTARY PUBLIC)	
BECIDIALS AT	

DANICA RYAN NOTARY PUBLIC-STATE OF IDAHO COMMISSION NUMBER 20171065 MY COMMISSION EXPIRES 12-6-2023

ACKNOWLEDGMENT

STATE OF
COUNTY OF
THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THEDAY OF, 2021.
DIANA L LACAYO
(SIGNATURE OF NOTARY PUBLIC)
RESIDING AT

DANICA RYAN NOTARY PUBLIC-STATE OF IDAHO COMMISSION NUMBER 20171065 MY COMMISSION EXPIRES 12-6-2023

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEE	N EXAMINED AND APPROVE	D, DATED THIS DAY
OF	, 2021.	
BONNER COUNTY PL	ANNING DIRECTOR	

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS	APPROVED	BY THE	BONNER	COUNTY	BOARD	OF	COMMISSIONERS	C
THIS [DAY OF				. 2021.			

CHAIRMAN

PRIEST RIVER

CINITY MAP

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECOUNTY, IDAHO AT THE REQUEST OF		E RECORDER OF BONNER
THIS DAY OF	, 2021, AT	M. AND DULY
RECORDED IN BOOK OF PLATS AT PAGE(S) _		. AS INSTRUMENT
NUMBER		
FEE: \$		
BY DEPUTY:		
DONNER COUNTY RECORDER.		

BONNER COUNTY TREASURER

DOMNER COOM INCOMEN
I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS
CERTIFICATE HAVE BEEN PAID THROUGH
THIS DAY OF 2021.
•
BONNER COUNTY TREASURER

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAV DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MI DATED THIS DAY OF 2021.	
DATED THIS DAY OF 2021.	HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAV TERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN M
	ATED THIS DAY OF 2021.

SURVEYOR'S CERTIFICATE

BONNER COUNTY SURVEYOR

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAT, AS DESCRIBED IN THE OWNERS CERTIFICATE AND ON THE ATTACHED PLAT, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE CROUND UNDER MY DIRECT SUPPRISSION AND CORRECTLY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATTS AND VACATIONS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55–1601 THROUGH 55–1612.





7600 N. MINERAL DR., STE. 900 • COEUR D' ALENE, ID 83815 PHONE: (208) 772-6600 • FAX: (208) 772-6619 WWW.h2SURVEY.COM

DATE: SEPTEMBER, 2021 PROJECT NUMBER: 2020-310

SHEET 2 OF 2