

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0187-21	RECEIVED: RECEIVED By Amy Scott at 2:30 pm, Nov 04, 2021
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Lacayo Tracts

APPLICANT INFORMATION:

Landowner's name: Lambada West, Inc.		
Mailing address: PO Box 2355		
City: Priest River	State: ID	Zip code: 83856
Telephone: (208) 290-6441	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Heath Hartwig		
Company name: h2 Surveying, LLC		
Mailing address: PO Box 2916		
City: Hayden	State: ID	Zip code: 83835
Telephone: (208) 772-6600	Fax:	
E-mail: hhartwig@h2survey.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Nancy Nick		
Company name: High Trail Consulting		
Mailing address: 9889 W. Gallop Lane		
City: Post Falls	State: ID	Zip code: 83854
Telephone: (208) 659-2525	Fax:	
E-mail: nancy@hightrailconsulting.com		

PARCEL INFORMATION:

Section #: 23	Township: 56N	Range: 5W	Parcel acreage: 23.82 +/-
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			
Current zoning: Suburban		Current use: Ag/Timber with Residential Improvements	
What zoning districts border the project site? Rural and Suburban			

North: Rural	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : 4 Lot Minor Land Division		
Proposed lots: 4	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 land division proposal and resulting acreage: <u>Divide into 4 Lots</u>		

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: Timbered

Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>

Springs & wells: <u>N/A</u>

Existing structures (size & use): Single Family Residence and Shed

Land cover (timber, pastures, etc): Timbered

Are wetlands present on site? Yes No

Source of information: See attached

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: McDonald Lane paved, public.

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: Proposed 60' easement as shown on the face of the plat.

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

Proposed 60' access, utility, drainage and maintenance easement

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: Individual septic and drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

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 Individual Private Wells

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Ground

Which power company will serve the project site? Avista

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: 11/3/21

Landowner's signature: _____ Date: _____

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 _____, PAGE _____
INSTRUMENT # _____

CURVE TABLE

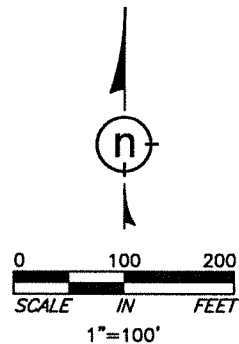
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	9.28	75.10	7°04'48"	N40°01'36"E	9.27
C2	114.01	194.45	33°35'39"	N19°41'23"E	112.39
C3	75.63	170.45	25°25'16"	N15°38'12"E	75.01
C4	112.86	120.20	53°47'50"	N1°24'55"E	108.76
C5	128.38	203.60	36°07'41"	N7°25'10"W	126.26
C6	73.40	106.35	39°32'35"	N30°24'59"E	71.95
C7	157.32	676.27	13°19'45"	N43°31'24"E	156.97
C8	60.46	121.50	28°30'47"	N22°36'08"E	59.84

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°04'51"W	100.00
L2	N36°29'12"E	56.28
L3	N28°18'50"E	102.59
L4	N10°38'41"E	112.94
L5	N10°38'41"E	61.57
L6	N10°38'41"E	51.38

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, BEARS NORTH 02°38'44" EAST, BETWEEN FOUND MONUMENTS.



SECTION INDEX



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊕ = FOUND ALUMINUM CAP AS NOTED
- ⊗ = FOUND 1-1/4" IRON ROD
- ⊕ = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 4193" (UNLESS OTHERWISE NOTED)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- - - = LOT LINE
- - - = ADJACENT PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = CENTER LINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE
- - - = SIXTEENTH SECTION LINE

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS SUBDIVIDE A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, LESS TAX NUMBERS.
2. THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY EASEMENTS THAT ARE OF RECORD OR IN VIEW, EXCEPT THOSE THAT ARE SHOWN HEREON.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
4. THE MONUMENTS SHOWN HERE ON WERE LOCATED ON DECEMBER 07, 2020.
5. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
6. 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 RESTRICTIONS ARE SATISFIED.
7. A PORTION OF LOT 1 SHOWN ON THE FACE OF THE PLAT WAS PREVIOUSLY DE-ANNEXED FROM THE CITY OF PRIEST RIVER TO BONNER COUNTY. THE DE-ANNEXATION PROCESS WAS COORDINATED BY THE CITY OF PRIEST RIVER AND BONNER COUNTY. NO INFORMATION WAS PROVIDED TO H2 IN REGARDS TO THE DE-ANNEXATION.

RECORD INFORMATION

- R1 - RECORD OF SURVEY, RECORDED AS INSTRUMENT #479143, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, RECORDED AS INSTRUMENT #721217, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, RECORDED AS INSTRUMENT #782129, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #730746, RECORDS OF BONNER COUNTY, IDAHO.
- D2 - WARRANTY DEED, RECORDED AS INSTRUMENT #867660, RECORDS OF BONNER COUNTY, IDAHO.
- D3 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #775589, RECORDS OF BONNER COUNTY, IDAHO.
- D4 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #653411, RECORDS OF BONNER COUNTY, IDAHO.
- D5 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #621026, RECORDS OF BONNER COUNTY, IDAHO.
- D6 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #918304, RECORDS OF BONNER COUNTY, IDAHO.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEYING.COM

DATE: SEPTEMBER, 2021
PROJECT NUMBER: 2020-310

SHEET 1 OF 1

