



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:
MLD0188-21	<div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED By Amy Scott at 4:17 pm, Nov 04, 2021 </div>

PROJECT DESCRIPTION:

Name of Minor Land Division plat: PLAT OF BAR SEVEN

APPLICANT INFORMATION:

Landowner's name: ROBERT G. AND SARAH J. AKERILL		
Mailing address: 3163 BLANCHARD CUTTOFF ROAD		
City: BLANCHARD	State: IDAHO	Zip code: 83804
Telephone: 253-686-4300	Fax:	
E-mail: canyonbay@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: STEVEN BINNALL		
Company name: GO LAND SURVEYING PLLC		
Mailing address: 414 EUCLID AVENUE		
City: SANDPOINT	State: IDAHO	Zip code: 83864
Telephone: 208-946-9203	Fax:	
E-mail: stevenb@golandsurveying.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 24	Township: 54N	Range: 5W	Parcel acreage: 20
Parcel # (s): RP54N05W241351A and RP54N05W241550A			
Legal description: NWSWNE AND E2SWSWNE AND W2SWSWNE			
Current zoning: R5		Current use: RURAL RESIDENTIAL (5-10AC)	
What zoning districts border the project site?			

North: RURAL 5	East: RURAL 5
South: RURAL 5	West: AG/ FOREST LAND (STATE)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: RURAL RESIDENTIAL 20 AC	
South: RURAL RESIDENTIAL 35 AC	
East: SUBDIVISION "COYOTE PASS"	
West: AGRICULTURAL FORESTRY- STATE LAND 320 AC	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:	
FROM THE INTERSECTION OF HWY 41, RAILROAD AVENUE AND BLANCHARD CUTOFF ROAD, TRAVEL EAST ON BLANCHARD CUTOFF ROAD FOR 3.25 MILES TO PARCEL ON NORTH SIDE OF ROAD.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for : MINOR LAND DIVISION

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 10 ACRES	1:1
Lot #2	Proposed acreage: 5 AC (4.78 LESS PUBLIC RD)	2:1
Lot #3	Proposed acreage: 5 AC (4.78 LESS PUBLIC RD)	2:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: _____
 THE PROPOSAL INVOLVES LEGALLY DIVIDING THE W2SW4NE4 INTO 3 LOTS.

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:
FLAT LAND

Water courses (lakes, streams, rivers & other bodies of water):
NONE

Springs & wells: EXISTING WELL SERVICING RESIDENCE ON PROPOSED LOT 1.

Existing structures (size & use): _____
 LOT 1 CONTAINS A 1600 SQ. FT. HOME AND 384 SQ. FT. SHED

Land cover (timber, pastures, etc): _____
 TIMBER

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1100E

Other pertinent information (attach additional pages if needed): _____
 THE W2 SW4 SW4 NE4 WAS PREVIOUSLY DEEDED TO FAMILY, AND DEEDED BACK TO ROBERT AND SARAH AKERILL.

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: THE PROPOSED PARCELS WILL BE ACCESSED VIA AN EXISTING GRAVEL ROAD, 14 FEET WIDE LOCATED WITHIN THE EASEMENT SHOWN ON PLAT.

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: BLANCHARD CUTOFF ROAD IS AN EXISTING GRAVEL ROAD DESIGNATED AS 60 FT. PUBLIC RIGHT-OF-WAY LYING 30 FEET EACH SIDE OF THE EXISTING ROAD, THE CENTERLINE OF WHICH FOLLOWS THE SOUTH LINE OF THE NORTHEAS QUARTER OF SECTION 24. INSTRUMENT NOS. 332710, 334682, 365287 (THE LATER SHOWS THE EASEMENTS, BUT IS NOT SPECIFICALLY PERTINANT TO ROAD).

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.
 UTILITIES RUN ALONG BLANCHARD CUTOFF ROAD. CURRENT RESIDENCE IS OFF GRID.

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
LOT 1 IS SERVED BY AN EXISTING SEPTIC DRAINFIELD

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: LOTS 2 & 3 WILL HAVE INDIVIDUAL SEPTIC SYSTEMS.

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 LOT 1 CONTAINS AN EXISTING WELL. LOTS 2 & 3 WILL BE SERVED BY INDIVIDUAL WELLS.

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

Which power company will serve the project site?

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.

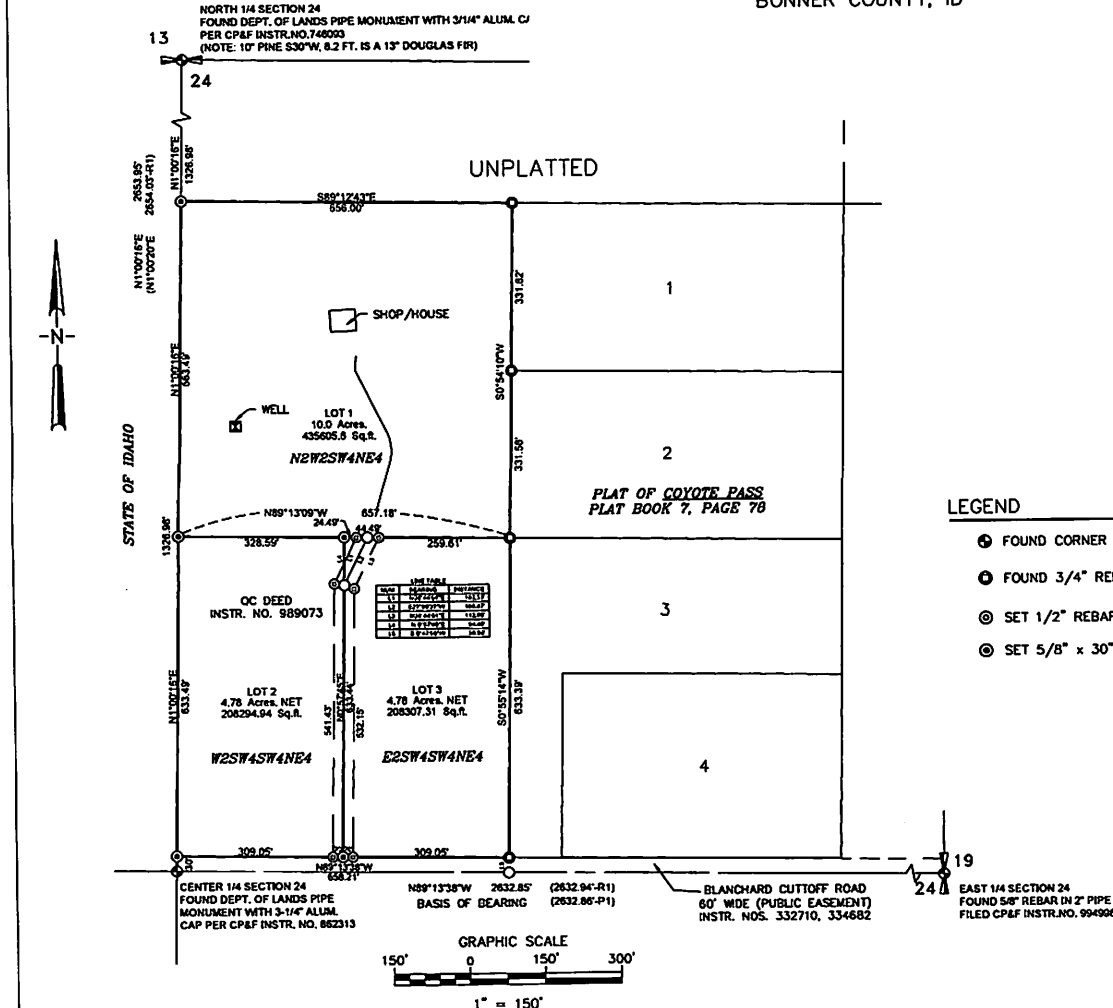
Landowner's signature: Robert [Signature] Date: 11-1-21

Landowner's signature: Jenny [Signature] Date: 11-1-21

PLAT OF BAR SEVEN

LOCATED IN A PORTION OF THE NE 1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST
BONNER COUNTY, ID

RECORDER'S CERTIFICATE



REFERENCES

- (P1) PLAT OF COYOTE PASS FILED IN PLAT BOOK 7, PAGE 78 AS INSTRUMENT NO. 639931 BY PLS 6019 (2003)
- (R1) SPIRIT VALLEY CADASTRAL SURVEY INSTRUMENT NO. 863460 BY PLS 14879 (2014)
- (R2) R.O.S. INSTRUMENT NO. 768132 BY RLS 4193 (2009)
- (D1) O.C. DEED INSTRUMENT NO. 979528
- (D2) O.C. DEED INSTRUMENT NO. 989073

NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. GN-LINE POSITIONING USER SYSTEM (OPUS). REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID, W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012689=GROUND.

LEGEND

- FOUND CORNER AS NOTED
- FOUND 3/4" REBAR WITH 1-1/2" ALUM. CAP - "PLS 6019"
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP - "BINNALL PLS-14214"
- SET 5/8" x 30" WITH ORANGE PLASTIC CAP - "BINNALL PLS-14214"

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF ROBERT AND SARAH AKERILL.



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 PER RECORD OF SURVEY INSTRUMENT NO. 863460 (R2).

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO LEGALLY DIVIDE THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 INTO ALIQUOT PARTS.



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208) 264-0203
steven@goandsurveying.com

DRAWN BY SJB / MJA	PROJECT NO. 210406	DRAWING NO. 210406_Abar7 MLD.dwg	SHEET 1 of 2
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OWNERS' CERTIFICATE

BY SIGNING IT IS HEREBY CERTIFIED THAT I ROBERT G. AKERILL, AND I SARAH J. AKERILL, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, OWNERS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, HAVE CAUSED THE SAME TO BE SUBDIVIDED AND KNOWN AS "BAR SEVEN" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, SAID POINT BEING MARKED ON THE GROUND WITH A 3/4-INCH DEPARTMENT OF LANDS PIPE MONUMENT, THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, N01°00'16"E, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF BLANCHARD CUTOFF ROAD, MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND ORANGE PLASTIC CAP STAMPED "BINNALL-PLS 14214", AND BEING THE INITIAL POINT;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°00'16" EAST, 1236.98 FEET DISTANT TO THE THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION, BEING MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND ORANGE PLASTIC CAP STAMPED "BINNALL-PLS 14214";

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, SOUTH 89°12'43" EAST, 656.00 FEET DISTANT TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, BEING MARKED ON THE GROUND WITH A 3/4-INCH REBAR WITH 1 1/2-INCH ALUMINUM CAP BY PLS 6018 AS THE NORTHWEST CORNER OF LOT 1 PER THE PLAT OF COYOTE PASS, RECORDED IN PLAT BOOK 7, PAGE 78, AS INSTRUMENT NUMBER 639931, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG THE WEST LINE OF SAID PLAT, SOUTH 00°54'10" WEST, 663.40 FEET TO THE SOUTHWEST CORNER OF LOT 2, BEING MARKED ON THE GROUND WITH A 3/4-INCH REBAR WITH 1 1/2-INCH ALUMINUM CAP BY PLS 6019;

THENCE CONTINUING ALONG THE WEST LINE OF SAID PLAT, SOUTH 00°55'14" WEST, 633.49 FEET DISTANT, TO THE SOUTHWEST CORNER OF LOT 3 AND THE NORTH RIGHT-OF-WAY OF BLANCHARD CUTOFF ROAD, BEING MARKED ON THE GROUND WITH A 3/4-INCH REBAR WITH 1 1/2-INCH ALUMINUM CAP BY PLS 6019;

THENCE SOUTH 0°47'50" WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION AND THE CENTER OF SAID ROAD;

THENCE ALONG THE SOUTH LINE OF SAID WEST HALF, SOUTH 89°13'38" WEST, 659.21 FEET DISTANT TO THE INITIAL POINT, CONTAINING 20.02 ACRES, MORE OR LESS.

ROBERT G. AKERILL _____ DATE _____

SARAH J. AKERILL _____ DATE _____

WATER AND SEWER NOTE

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC SYSTEMS.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT G. AND SARAH J. AKERILL, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PLAT OF BAR SEVEN

LOCATED IN A PORTION OF THE NE 1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST
BONNER COUNTY, ID

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2021.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2021.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____
APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2021

BONNER COUNTY TREASURER

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2021

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR ROBERT G. AND SARAH J. AKERILL.

THIS ____ DAY OF _____, 2021, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER

DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF ROBERT G. AND SARAH J. AKERILL.



	GO LAND SURVEYING, PLLC	
	414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208) 446-6203 seven@go landsurveying.com	
DRAWN BY S.B. / M.A.	PROJECT NO. 210409	DRAWING NO. 210409_AbarB_MLD.dwg
		SHEET 2 of 2