



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 # <p style="color: red; font-size: 1.2em;">MLD0189.21</p>	RECEIVED: <p style="color: blue; font-size: 1.5em; font-weight: bold;">RECEIVED</p> <p style="color: red; font-weight: bold;">NOV 09 2021</p> <p style="color: blue;">Bonner County Planning Department</p>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: SPADE

APPLICANT INFORMATION:

Landowner's name: GARY L. SPADE & KIMBERLY KAY SPADE		
Mailing address: PO BOX 136		
City: COCOLALLA	State: ID	Zip code: 83813
Telephone: 208-255-9976	Fax: —	
E-mail: N/A		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: ID	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: PROVOLTLANDSURVEYING@GMAIL.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 #: 30	Township: 55N	Range: 2W	Parcel acreage: 20
Parcel # (s): RP55N02W305102A			
Legal description: 30-55N-2W TAX 3 LESS PT TAX 11 & LESS PLAT			
Current zoning: AF10	Current use: AF10-20		
What zoning districts border the project site?			

North:AF20	East:AF20
South:AF20	West:AF20
Comprehensive plan designation:AG	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:10 AC RESIDENTIAL	
South:91 AC FARMING	
East:10 AC RESIDENTIAL	
West:91 AC FARMING	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: TRAVEL SOUTH ON HWY 95 FROM SANDPOINT FOR 13.8 MILES, TURN LEFT ON DINKUM FAIRE, PROPERTY IS 500 UP ROAD.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10	1:1
Lot #2	Proposed acreage:10	1:2
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>SPLIT A 20 ACRE PARCEL INTO 2 10 ACRE 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: <u>SLOPING DOWN FROM EAST TO WEST WITH A PLATEAU IN THE CENTER WHERE HOUSE AND BARN CURRENTLY STAND. TOTAL SLOPE OF 18%. MAX OF 25% ON EASTERN SIDE OF PROPERTY</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>COCOLALLA CREEK BORDERS A PORTION OF THE PARCEL ON THE NORTHWEST.</u>	
Springs & wells: <u>WELL ON PARCEL FOR CURRENT RESIDENCE AND RESIDENCE ON NEIGHBORING PARCEL TO THE NORTH</u>	

Existing structures (size & use): BARN/GARAGE AND HOUSE

Land cover (timber, pastures, etc): 30% TIMBER COVERED, 70% OPEN AREA

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1150E

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: 40' WIDE GRAVEL ROAD, DINKUM FAIRE RD

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.
SEE APPLICATION MAP

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: DRAIN FIELD

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: _____

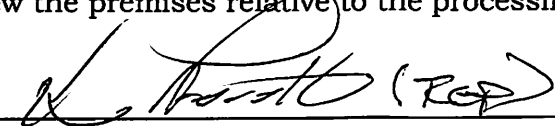
Proposed Community System - List type & proposed ownership: _____

Individual well

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

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:  (Rep) Date: 11-8-21

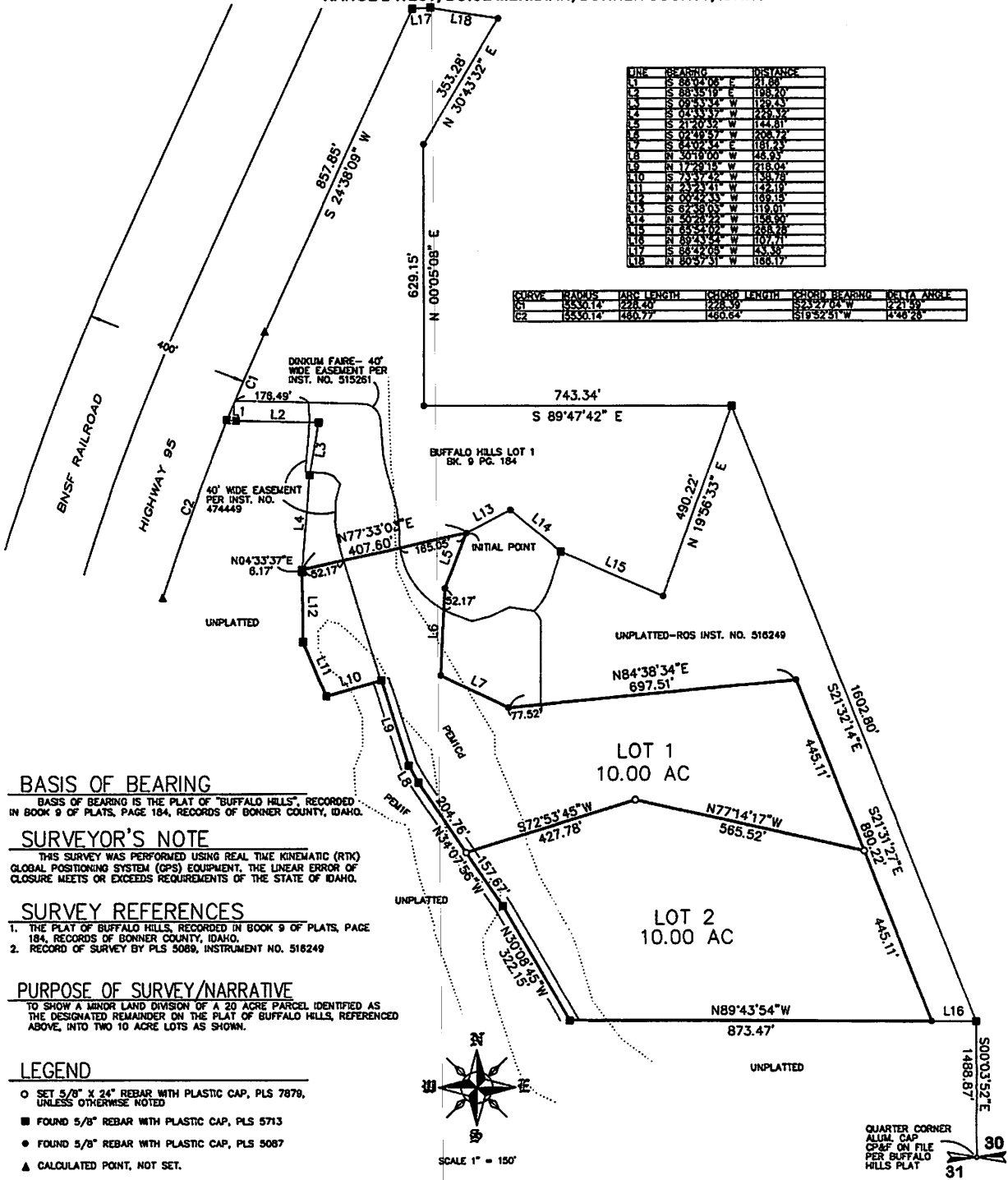
Landowner's signature: _____ Date: _____

SPADE BROOKSIDE

PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 55 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LINE	BEARING	DISTANCE
L1	S 24°38'09" W	857.85'
L2	N 30°43'32" E	353.28'
L3	N 00°05'08" E	629.15'
L4	S 89°47'42" E	743.34'
L5	N 19°56'33" E	490.22'
L6	N 84°38'34" E	697.51'
L7	N 77°14'17" W	565.52'
L8	S 72°53'45" W	427.78'
L9	N 30°05'45" W	322.15'
L10	N 04°33'37" E	6.17'
L11	N 77°33'03" E	407.60'
L12	N 04°33'37" E	6.17'
L13	N 77°33'03" E	407.60'
L14	N 19°56'33" E	490.22'
L15	N 84°38'34" E	697.51'
L16	N 89°43'54" W	873.47'
L17	N 00°05'08" E	629.15'
L18	N 30°43'32" E	353.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5550.14	228.40	228.39	S 23°27'04" W	2°21'59"
C2	5550.14	460.77	460.64	S 19°32'31" W	4°40'29"



BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "BUFFALO HILLS", RECORDED IN BOOK 9 OF PLATS, PAGE 184, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT, THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

- THE PLAT OF BUFFALO HILLS, RECORDED IN BOOK 9 OF PLATS, PAGE 184, RECORDS OF BONNER COUNTY, IDAHO.
- RECORD OF SURVEY BY PLS 5069, INSTRUMENT NO. 518249

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A MINOR LAND DIVISION OF A 20 ACRE PARCEL IDENTIFIED AS THE DESIGNATED REMAINDER ON THE PLAT OF BUFFALO HILLS, REFERENCED ABOVE, INTO TWO 10 ACRE LOTS AS SHOWN.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5087
- ▲ CALCULATED POINT, NOT SET.

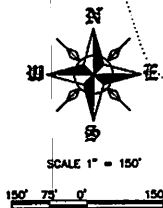
NOTE: THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL FEATURES OF THE PROPERTY. I MAKE NO INVESTIGATION AS TO THE LEGAL OWNERSHIP OF THE PROPERTY.

SPADE BROOKSIDE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 11-8-21
SCALE: 1"=150'
PROJ. NO.: 1289
SHT. 1 OF 2

SURVEYOR'S CERTIFICATE
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,
DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME
OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973)
AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.



QUARTER CORNER
ALUM. CAP
ON FILE
PER BUFFALO
HILLS PLAT

30
31

SPADE BROOKSIDE

PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 55 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT GARY L. SPADE AND KIMBERLY KAY SPADE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOWN AS "SPADE BROOKSIDE" LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST CORNER OF LOT 1 OF BUFFALO HILLS PLAT AS RECORDED IN BOOK 9 OF PLATS, PAGE 184;
THENCE ALONG THE EAST LINE OF SAID LOT 1 SOUTH 19 DEGREES 56'33"WEST, 490.22 FEET;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1 THE FOLLOWING 3 COURSES:

- 1) NORTH 65 DEGREES 54'02"WEST, 268.28 FEET;
- 2) NORTH 50 DEGREES 28'22"WEST, 158.90 FEET;
- 3) SOUTH 62 DEGREES 38'03"WEST, 119.01 FEET TO THE INITIAL POINT;

THENCE SOUTH 21 DEGREES 20'32"WEST, 144.81 FEET;
 THENCE SOUTH 02 DEGREES 49'57"WEST, 208.72 FEET;
 THENCE SOUTH 64 DEEGRES 02'34"EAST, 181.23 FEET;
 THENCE NORTH 84 DEGREES 38'34"EAST, 697.51 FEET;
 THENCE SOUTH 21 DEGREES 31'27"EAST, 890.22 FEET;
 THENCE NORTH 69 DEGREES 43'54"WEST, 873.47 FEET;
 THENCE NORTH 30 DEGREES 08'45"WEST, 322.15 FEET;
 THENCE NORTH 34 DEGREES 07'56"WEST, 362.43 FEET;
 THENCE NORTH 30 DEGREES 19'00"WEST, 46.93 FEET;
 THENCE NORTH 17 DEGREES 29'15"WEST, 218.04 FEET;
 THENCE SOUTH 73 DEGREES 37'42"WEST, 138.78 FEET;
 THENCE NORTH 23 DEGREES 23'41"WEST, 142.19 FEET;
 THENCE NORTH 00 DEGREES 42'33"WEST, 169.15 FEET;
 THENCE NORTH 04 DEGREES 33'37"EAST, 6.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE ALONG THE SOUTH LINE OF SAID LOT 1 NORTH 77 DEGREES 33'03"EAST, 407.60 FEET TO THE INITIAL POINT.

GARY L. SPADE

KIMBERLY KAY SPADE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED GARY L. SPADE AND KIMBERLY KAY SPADE, KNOWN OR IDENTIFIED TO ME TO THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

1. RECORD OF SURVEY RECORDED SEPTEMBER 30, 1993 AS INST. NO. 432865
2. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC., RECORDED NOVEMBER 17, 1994 AS INST. NO. 455837
3. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., RECORDED JUNE 12, 1995 AS INST. NO. 466561
4. AN EASEMENT AGREEMENT RECORDED OCTOBER 19, 1995 AS INST. NO. 474449
5. RECORD OF SURVEY RECORDED DECEMBER 6, 1995 AS INST. NO. 477143
6. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED AUGUST 28, 1997 AS INST. NO. 509511 AND RE-RECORDED DECEMBER 3, 1997 AS INST. NO. 515261
7. CC&R'S IN DOCUMENT RECORDED SEPTEMBER 17, 1997 AS INST. NO. 510606
8. RECORD OF SURVEY RECORDED DECEMBER 19, 1997 AS INST. NO. 518248
9. RECORD OF SURVEY RECORDED MARCH 7, 2007 AS INST. NO. 724334
10. AN EASMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED JUNE 21, 2007 AS INST. NO. 731324
11. RECORD OF SURVEY RECORDED AUGUST 19, 2009 AS INST. NO. 778268

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 30, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN T. PROVOLT, PLS 7878



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SPADE BROOKSIDE" AND CHECKED THE PLAT 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 _____, 20____.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT 1

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 ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.
APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

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 _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.,
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

RECORDER'S
CERTIFICATE

S.30, T.55N., R.2W., B.M. 	SHEET TITLE:	DATE: 11-8-21 BOOK: NONE DRAWING: DP
	SPADE BROOKSIDE PROVOLT LAND SURVEYING, INC PO BOX 580, PONDERAY, ID. 83852 208-290-1725	FILED BY: DPB FOR FILE: S-M-D-SPADE SHT 2 OF 2