



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 #

MLDØ190-21

RECEIVED:

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NOV 12 2021

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: NEWMAN COMMUNITY

APPLICANT INFORMATION:

Landowner's name: THE LLOYD AND TAMARA JACOBSON TRUST

Mailing address: 35456 E HAYDEN CREEK RD

City: HAYDEN

State: ID

Zip code: 83835

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING INC.

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 #: 15

Township: 56N

Range: 1W

Parcel acreage: 12.663

Parcel # (s): RP56N01W151220A

Legal description: 15-56N-1W TAX 6 LESS CO RD

Current zoning: R-5

Current use: RR5-10

What zoning districts border the project site?

North:R10	East:R10
South:R10	West:R10
Comprehensive plan designation:RR	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:80AC RESIDENTIAL	
South:7AC BARE	
East:47AC GARFIELD WATER AND SEWER	
West:132AC BARE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM SANDPOINT HEAD SOUTH ON HWY 95 FOR 4.7 MILES, TURN LEFT ON TO SAGLE ROAD AND TRAVEL 9.9 MILES, TURN RIGHT ON GARFIELD BAY CUTOFF ROAD, TRAVEL 1 MILE TO PROPERTY.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots:	Proposed acreage:	Depth to Width Ratio (D:W)
Lot #1	6.44	3:1
Lot #2	6.22	1.5:1
Lot #3		
Lot #4		
Remainder		N/A

Describe the land division proposal and resulting acreage: SPLIT A SINGLE PARCEL INTO 2 LOTS OF 6 PLUS ACRES

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: MOSTLY FLAT FROM COUNTY ROAD TO MIDDLE OF PROPERTY, THEN A SLOPE UP FROM EAST TO WEST OF 2%

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

Springs & wells: NONE

Existing structures (size & use): _____
NONE

Land cover (timber, pastures, etc): _____
TIMBER COVERED WITH SMALL OPEN AREA NEAR COUNTRY ROAD

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0975E

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: GARFIELD BAY CUTOFF ROAD, VARIED ROW WIDTH, GRAVEL

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: 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

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

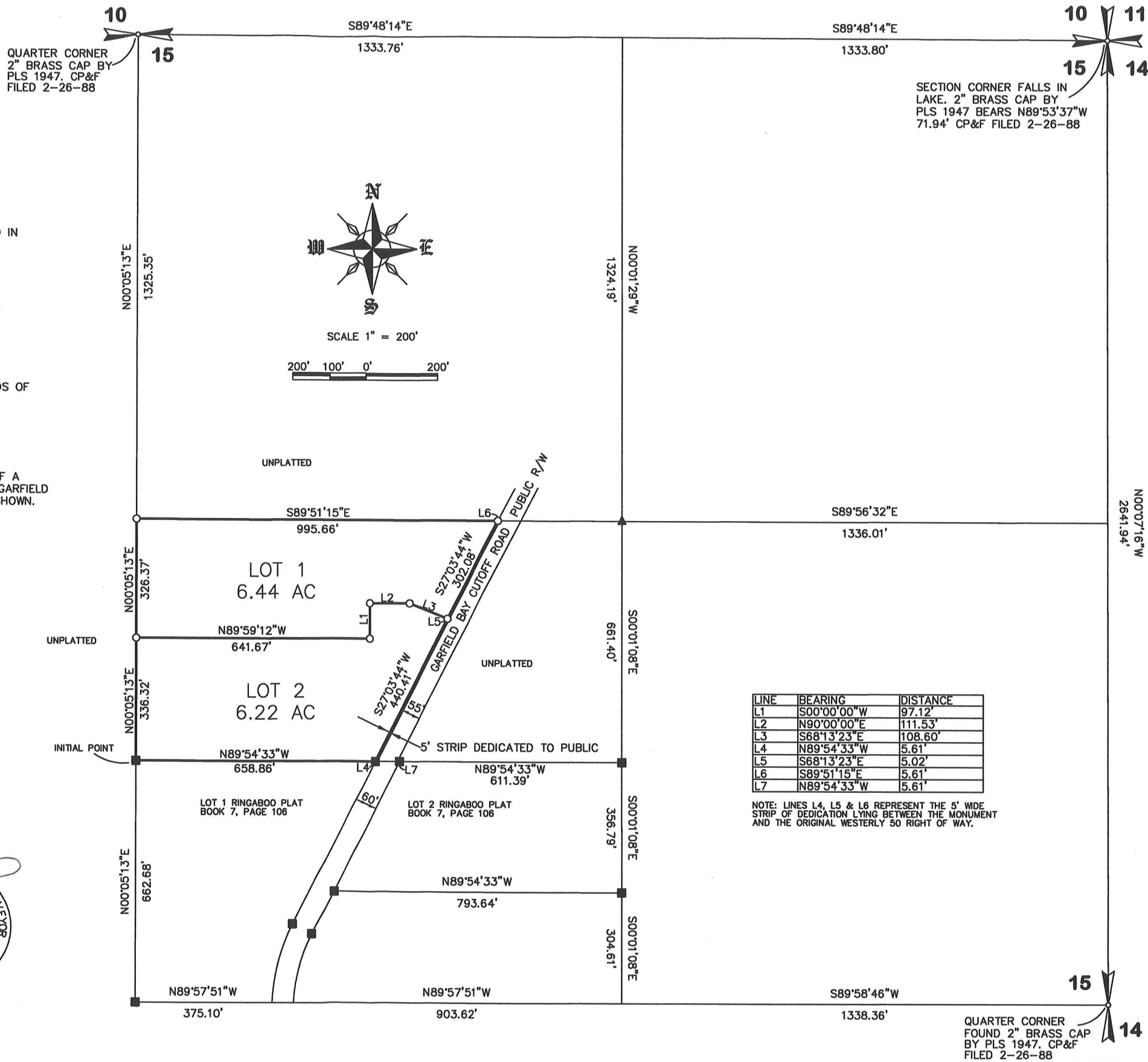
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  (Res) Date: 11-12-21

Landowner's signature: _____ Date: _____

NEWMAN COMMUNITY

SECTION 15, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "RINGABOO PLAT", RECORDED IN BOOK 7 OF PLATS, PAGE 106, 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

1. RINGABOO PLAT RECORDED IN BOOK 7 OF PLATS, PAGE 106 RECORDS OF BONNER COUNTY IDAHO.
2. RECORD OF SURVEY BY PLS 5576, INST. NO. 401654
3. RECORD OF SURVEY BY PLS 14879, INST. NO. 985024

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF A PARCEL INTO 2 LOTS OF 6 PLUS ACRES. THE RIGHT OF WAY FOR GARFIELD BAY CUTOFF ROAD WAS ESTABLISHED BY FOUND MONUMENTS 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 7879
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947

LINE	BEARING	DISTANCE
L1	S00°00'00"W	97.12'
L2	N90°00'00"E	111.53'
L3	S68°13'23"E	108.60'
L4	N89°54'33"W	5.61'
L5	S68°13'23"E	5.02'
L6	S89°51'15"E	5.61'
L7	N89°54'33"W	5.61'

NOTE: LINES L4, L5 & L6 REPRESENT THE 5' WIDE STRIP OF DEDICATION LYING BETWEEN THE MONUMENT AND THE ORIGINAL WESTERLY 50' RIGHT OF WAY.

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.



NEWMAN COMMUNITY	DATE:	11-11-21
	SCALE:	1"=200'
	PROJ. NO.:	1350
	SHT. 1 OF 2	
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725		

NEWMAN COMMUNITY

SECTION 15, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE LLOYD AND TAMARA JACOBSON LIVING TRUST IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOWN AS "NEWMAN COMMUNITY" LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, RINGABOO PLAT AS RECORDED IN BOOK 7 OF PLATS, PAGE 106, RECORDS OF BONNER COUNTY, IDAHO SAID POINT BEING THE INITIAL POINT; THENCE NORTH 00 DEGREES 05' 13" EAST, 662.69 FEET, THENCE SOUTH 89 DEGREES 51' 15" EAST, 1001.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF GARFIELD BAY CUTOFF ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 27 DEGREES 03' 44" WEST, 742.48' FEET TO A PROJECTION OF THE NORTH LINE OF SAID LOT 1 OF RINGABOO PLAT; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 54' 33" WEST, 664.47 FEET TO THE INITIAL POINT.

A 5' STRIP ADJACENT TO THE WESTERLY RIGHT OF WAY OF GARFIELD BAY CUTOFF ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT OF WAY PURPOSES AS SHOWN HEREON.

LLOYD W. JACOBSON - TRUSTEE OF THE LLOYD & TAMARA JACOBSON LIVING TRUST

TAMARA L. JACOBSON - TRUSTEE OF THE LLOYD & TAMARA JACOBSON LIVING TRUST

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED LLOYD W. JACOBSON & TAMARA L. JACOBSON, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE LLOYD AND TAMARA JACOBSON LIVING TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST 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. AN EASEMENT FOR ROAD PURPOSES GRANTED IN A DOCUMENT RECORDED APRIL 17, 1957 AS INST. NO. 70749
2. AN EASEMENT FOR PIPELINE AND POWERLINE GRANTED IN A DOCUMENT RECORDED AUGUST 11, 1977 AS INST. NO. 189941
3. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES GRANTED IN A DOCUMENT RECORDED JANUARY 29, 1999 AS INST. NO. 539012
4. WATER WILL BE PROVIDED BY INDIVIDUAL WELLS
5. SEWER WILL BE INDIVIDUAL SYSTEMS

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 15, TOWNSHIP 56 NORTH, RANGE 1 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 I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "NEWMAN COMMUNITY" 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.15, T.56N., R.1W., B.M.			

SHEET TITLE:

NEWMAN COMMUNITY

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

DATE: 11-11-21
SCALE: NONE
DRAWN: JP
PROJ. NO: 1350
CAD FILE: S-MLD-JACOBSON
SHT. 2 OF 2