



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 # MLDØ195-21	RECEIVED: RECEIVED DEC 07 2021 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: FLATIRON
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APPLICANT INFORMATION:

Landowner's name: HWY 41 MLD LLC		
Mailing address: 8906 N SIMPSON RD		
City: NEWMAN LAKE	State: WA	Zip code: 99025
Telephone:	Fax:	
E-mail: grantnshari@msn.com		

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 #: 25	Township: 54N	Range: 5W	Parcel acreage: 19.85
Parcel # (s): RP54N05W250151A			
Legal description: 25-54N-5W W2NENE N OF HWY 41			
Current zoning: R-5	Current use: RR		
What zoning districts border the project site?			

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:20 AC RESIDENTIAL	
South:7 AC BARE	
East:5 AC RESIDENTIAL	
West:17 AC BARE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:TRAVEL WEST ON HWY 2 FROM SANDPOINT FOR 21.1 MILES. TURN LEFT ON WISCONSIN AND TRAVEL 0.4 MILES, TURN RIGHT ON OLD PRIEST RIVER RD AND TRAVEL 5.7 MILES. TURN LEFT ON HWY 41 AND TRAVEL 14.9 MILES TO FLAT IRON DR, TURN LEFT AND TRAVEL 0.2 MILES TO PROPERTY.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:4.969	2:1
Lot #2	Proposed acreage:4.969	2:1
Lot #3	Proposed acreage:4.9507	1:2
Lot #4	Proposed acreage:4.9655	1:2
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDE AN ALIQUOT PARCEL 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: <u>MOSTLY FLAT FROM HWY TO NEAR NORTH END OF PROPERTY, SLOPES DOWN AT A SW-NE ANGLE NEAR NORTH BOUNDARY. MAX SLOPE IS 25%, AVERAGE SLOPE IS 7%.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>
Springs & wells: <u>NONE</u>

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): MOSTLY TIMBER COVERED

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):

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: GRAVEL ROAD, 50' WIDE, FLATIRON DR.

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: DRAINFIELDS _____

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

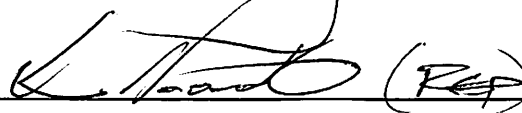
Water will be supplied by:

- 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

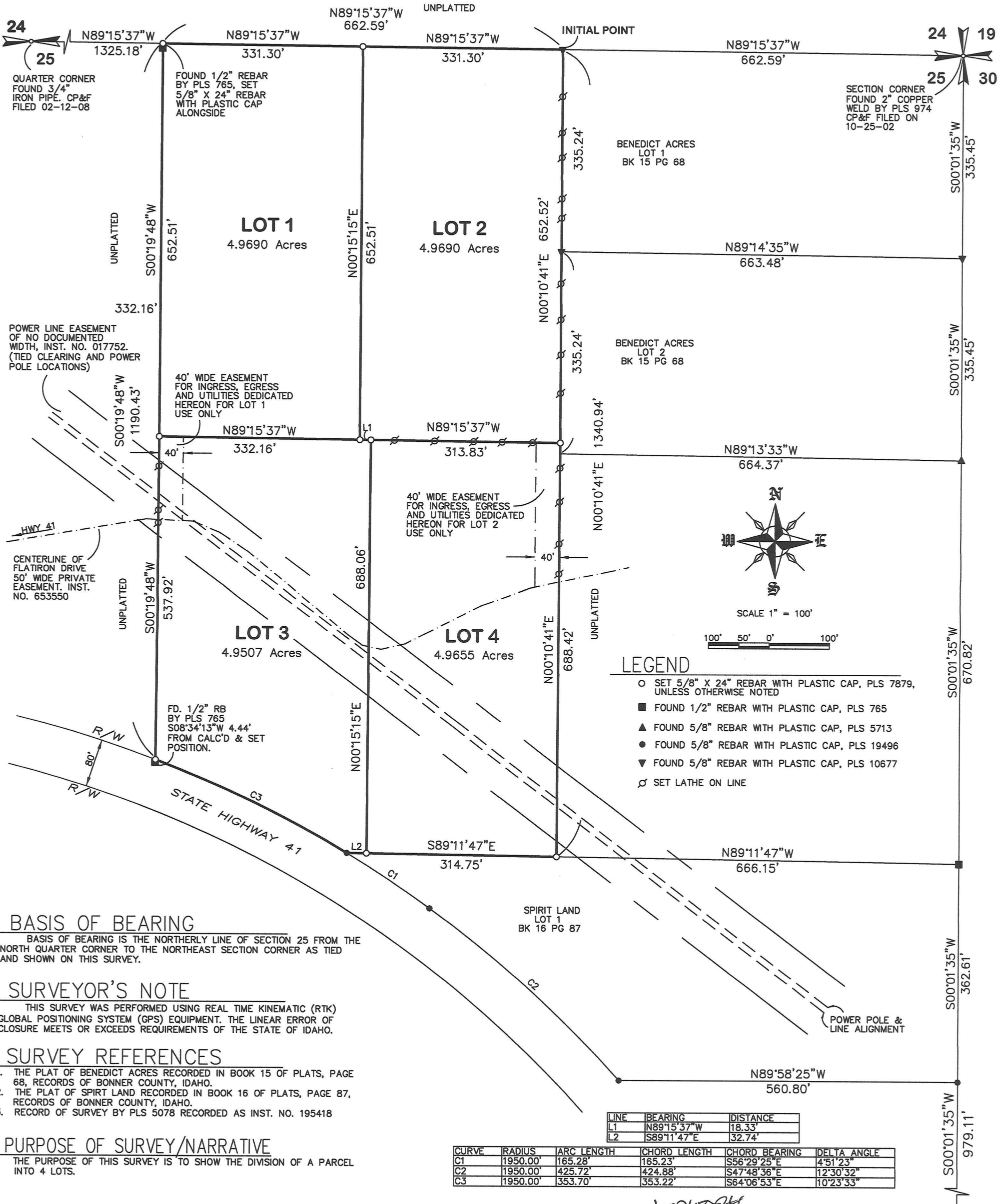
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  (REP) Date: 11-30-21

Landowner's signature: _____ Date: _____

FLATIRON

SECTION 25, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING
BASIS OF BEARING IS THE NORTHERLY LINE OF SECTION 25 FROM THE NORTH QUARTER CORNER TO THE NORTHEAST SECTION CORNER AS TIED AND SHOWN ON THIS SURVEY.

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. THE PLAT OF BENEDICT ACRES RECORDED IN BOOK 15 OF PLATS, PAGE 68, RECORDS OF BONNER COUNTY, IDAHO.
 2. THE PLAT OF SPIRT LAND RECORDED IN BOOK 16 OF PLATS, PAGE 87, RECORDS OF BONNER COUNTY, IDAHO.
 3. RECORD OF SURVEY BY PLS 5078 RECORDED AS INST. NO. 195418

PURPOSE OF SURVEY/NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SHOW THE DIVISION OF A PARCEL INTO 4 LOTS.

LINE	BEARING	DISTANCE
L1	N89°15'37"W	18.33'
L2	S89°11'47"E	32.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1950.00'	165.28'	165.23'	S56°29'25"E	4°51'23"
C2	1950.00'	425.72'	424.88'	S47°48'36"E	12°30'32"
C3	1950.00'	353.70'	353.22'	S64°06'53"E	10°23'33"

FLATIRON PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DATE: 11-29-21
	SCALE: 1"=100'
	PROJ. NO.: 1349
	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
2" BRASS CAP
PER (R2) LS 5078
CP&F FILED ON
01-26-04

FLATIRON

SECTION 25, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT HWY 41 MLD, A WASHINGTON LIMITED LIABILITY COMPANY 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 "FLATIRON", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF BENEDICT ACRES AS RECORDED IN BOOK 15, PAGE 68, RECORDS OF BONNER COUNTY, IDAHO, SAID POINT BEING THE INTIAL POINT;
THENCE NORTH 89 DEGREES 15' 37" WEST, 662.60' FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE 00 DEGREES 19' 38" WEST, 1190.43' TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 41; THENCE ALONG SAID RIGHT OF WAY 353.70' ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1950.00 FEET (THE CHORD OF WHICH BEARS SOUTH 64 DEGREES 06' 53" EAST, 353.22 FEET); THENCE LEAVING SAID RIGHT OF WAY SOUTH 89 DEGREES 11' 47" EAST, 347.48 FEET; THENCE NORTH 00 DEGREES 10' 41" EAST, 1340.94 FEET TO THE INTIAL POINT.

TOGETHER WITH THE EASEMENTS SHOWN HEREON FOR THE BENEFIT OF LOTS 1 AND 2

GRANT CASHEN - MANAGING MEMBER, HWY 41 MLD

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED GRANT CASHEN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF THE HWY 41 MLD, A WASHINGTON LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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. RIGHT OF WAY CONVEYED TO IDAHO AND WASHINGTON RAILROAD BY DEED RECORDED MAY 8, 1908, IN BOOK 13 OF DEEDS, PAGE 669.
2. QUITCLAIM DEED FROM CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO IDAHO AND WASHINGTON RAILROAD IN FAVOR OF THE STATE OF IDAHO, ACTING BY AND THROUGH THE IDAHO TRANSPORTATION BOARD FOR THE DIVISION OF HIGHWAYS, AND THE TERMS AND CONDITIONS THEREIN, RECORDED JANUARY 24, 1978, IN BOOK 171 OF DEEDS, PAGE 592.
3. EASEMENT FOR RIGHT OF WAY FOR POWER LINE GRANTED TO WASHINGTON WATER POWER COMPANY, RECORDED JUNE 17, 1911 AS INST. NO. 17752.
4. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF, AS RESERVED BY HUMBERD LUMBER COMPANY, A CORPORATION, IN DEED RECORDED JUNE 24, 1936, AS INST. NO. 90593.
5. EASEMENT FOR RIGHT OF WAY GRANTED TO INLAND POWER & LIGHT CO. RECORDED MAY 28, 1992 AS INST. NO. 406434.
6. EASEMENTS FOR INGRESS, EGRESS AND UTILITIES OVER AN EXISTING ROAD, DESCRIBED AS PARCEL II ON WARRANTY DEED RECORDED JUNE 29, 2004 AS INST. NO. 653550

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 25, TOWNSHIP 54 NORTH, RANGE 5 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 "FLATIRON" 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 _____

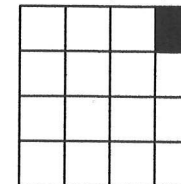
RECORDER'S CERTIFICATE

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

INSTRUMENT No. _____ FEE: _____

RECORDER'S
CERTIFICATE

S.25, T.54N., R.5W., B.M.



FLATIRON

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

DATE: 11-29-21
SCALE: NONE
DRAWN: JP
PROJ. No.: 1349
CAD FILE: S-MLD-CASHEN
SHT. 2 OF 2