



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0001-22

RECEIVED:

**RECEIVED**

JAN 05 2022

BONNER COUNTY  
PLANNING DEPARTMENT

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: KACY BEAR DIVIDE

### APPLICANT INFORMATION:

Landowner's name: JASON D. MILLER

Mailing address: PO BOX 39

City: PRIEST RIVER

State: ID

Zip code: 83856

Telephone:

Fax:

E-mail: COATESLONG@OUTLOOK.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 #: 22&23

Township: 56N

Range: 5W

Parcel acreage: 20+

Parcel # (s): RP56N05W220010A

Legal description: E2NENE LESS TAX 22, TAX 204 SEC 23

Current zoning: R-5

Current use: RESIDENTIAL

What zoning districts border the project site?

North:R-5	East:SUB
South:R-5	West:R-5
Comprehensive plan designation:RR 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:2 AC RESIDENTIAL	
South:7 AC RESIDENTIAL	
East:1.6 AC RESIDENTIAL	
West:20 AC RESIDENTIAL	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM PRIEST RIVER (INTERSECTION OF HWY 57 AND HWY2) TRAVEL WEST ON HWY 2 FOR 0.5 MILES TURN RIGHT ON BODIE CANYON ROAD, TRAVEL 1.5 MILES TO KACY BEAR LANE AND SUBJECT PROPERTY.	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:	Proposed acreage:	Depth to Width Ratio (D:W)
Lot #1	5	2:1
Lot #2	5	2:1
Lot #3	5	1:2
Lot #4	5	2:1
Remainder		N/A

Describe the land division proposal and resulting acreage: DIVIDE A 20 ACRE PARCEL INTO FOUR 5 AC 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:  
SLOPES UP FROM NORTHEAST TO SOUTHWEST, SLOPES FROM 4-11%

Water courses (lakes, streams, rivers & other bodies of water):  
BODIE CANYON CREEK (SEASONAL)

Springs & wells: WELL ON PROPERTY

Existing structures (size & use): 1 HOUSE, 2 BARNS & 1 MOBILE HOME

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: 855

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: \_\_\_\_\_

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: 50' WIDE PAVED BODIE CANYON RD AND 45' WIDE GRAVEL KACY BEAR LANE

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 FIELDS

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: EXISTING AND FUTURE WELLS AS WARRANTED AND APPROVED  
\_\_\_\_\_  
\_\_\_\_\_

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.

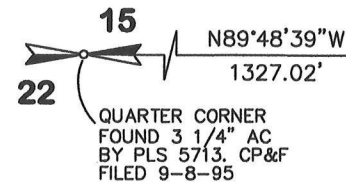
Landowner's signature:  (Rep) Date: 1-5-22

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# KACY BEAR DIVIDE

SECTIONS 22 & 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER  
FOUND RAILROAD  
SPIKE & REF.  
MONUMENTS, CP&F  
FILED 12-21-07  
(SEE DETAIL A)



## BASIS OF BEARING

BASIS OF BEARING IS THE SURVEY OF "SECTIONS 3,4,9,10,15 AND 16, RECORDED AS INSTRUMENT NUMBER 471878, 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

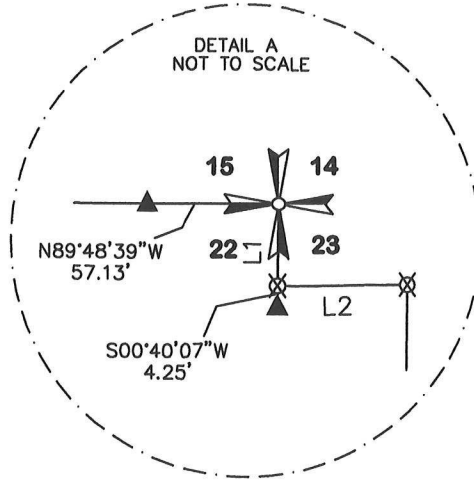
1. RECORD OF SURVEY INSTRUMENT NO. 471878, PLS 6713, PLS 5361
2. RECORD OF SURVEY INSTRUMENT NO. 778542, PLS 8792
3. RECORD OF SURVEY INSTRUMENT NO. 863981, PLS 7156
4. RECORD OF SURVEY INSTRUMENT NO. 808417, PLS 5713

## PURPOSE OF SURVEY/ NARRATIVE

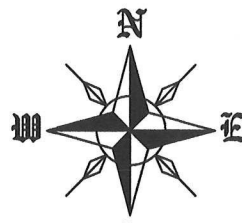
TO SHOW THE CREATION OF FOUR LOTS BY THE PROCESS OF A MINOR LAND DIVISION. THIS PARCEL WAS PREVIOUSLY SURVEYED AS SHOWN ON RECORD OF SURVEY INST. NO. 808417

## LEGEND

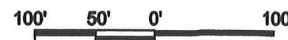
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
- ▲ FOUND 3/4" IRON PIPE
- FOUND 1" IRON PIPE



LINE	BEARING	DISTANCE
L1	S00°40'07"W	25.00'
L2	N89°09'09"E	40.00'
L3	S89°09'09"W	40.00'
L4	S89°59'10"E	51.28'
L5	S89°48'39"E	55.04'



SCALE 1" = 100'



## SURVEYOR'S CERTIFICATE

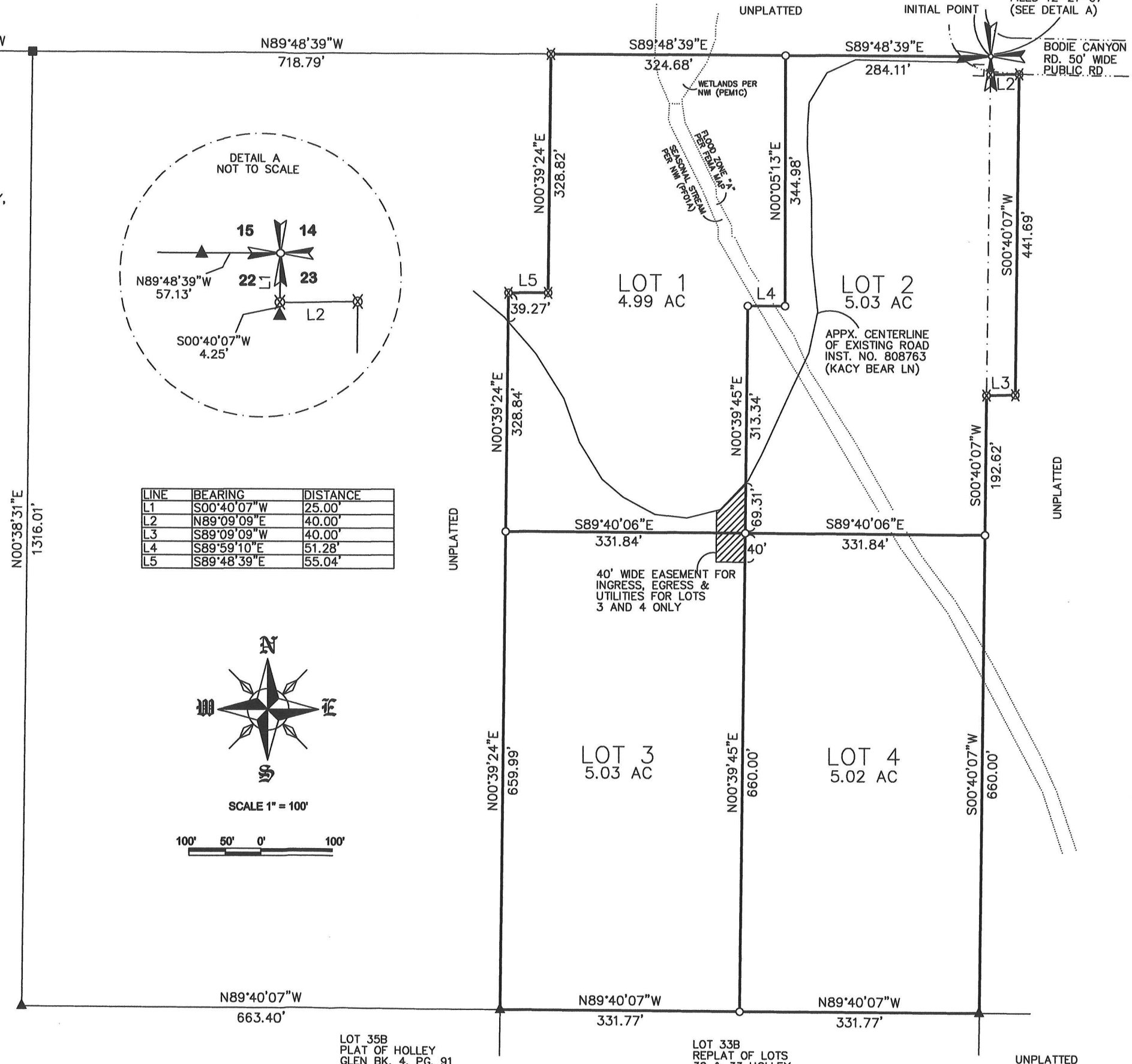
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709,1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.



## KACY BEAR DIVIDE

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

DATE:  
01-03-22  
SCALE:  
1"=100'  
PROJ. NO.:  
1352  
SHT. 1 OF 2



LOT 35B  
PLAT OF HOLLEY  
GLEN BK. 4, PG. 91

LOT 33B  
REPLAT OF LOTS  
32 & 33 HOLLEY  
GLEN SUBDIVISION  
BK. 10, PG. 105

UNPLATTED

# KACY BEAR DIVIDE

SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT JASON D. MILLER, A SINGLE MAN, 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 "KACY BEAR DIVIDE" LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 56, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22, SAID POINT BEING THE INITIAL POINT; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 22 SOUTH 00 DEGREES 40' 07" WEST, 25.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF A COUNTY ROAD KNOWN AS BODIE CANYON ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 09' 09" EAST, 40.00 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00 DEGREES 40' 07" WEST, 441.69 FEET; THENCE SOUTH 89 DEGREES 09' 09" WEST, 40.00 FEET TO AN INTERSECTION WITH SAID EASTERLY SECTION LINE; THENCE ALONG SAID EASTERLY LINE SOUTH 00 DEGREES 40' 07" WEST, 852.62 FEET TO THE NORTHEAST CORNER OF LOT 33B OF THE REPLAT OF LOTS 32 & 33 HOLLEY GLEN SUBDIVISION AS RECORDED IN BOOK 10 OF PLATS, PAGE 105, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 33B NORTH 89 DEGREES 40' 07" WEST, 663.54 FEET; THENCE NORTH 00 DEGREES 39' 24" EAST, 988.83 FEET; THENCE SOUTH 89 DEGREES 48' 39" EAST, 55.04 FEET; THENCE NORTH 00 DEGREES 39' 24" EAST, 328.82 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 22; THENCE ALONG SAID NORTHERLY LINE SOUTH 89 DEGREES 48' 39" EAST, 608.79 FEET TO THE INITIAL POINT.

TOGETHER WITH A PRIVATE 40' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES HEREBY DEDICATED TO LOTS 3 AND 4 ONLY.

JASON D. MILLER

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED JASON D. MILLER, KNOW OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS 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

## 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 SECTIONS 22 AND 23, TOWNSHIP 56 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 "KACY BEAR DIVIDE" 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: \_\_\_\_\_

## PLAT NOTES

THIS PLAT IS SUBJECT TO THE FOLLOWING:

1. AN EASEMENT FOR RIGHT OF WAY RECORDED JUNE 3, 1916 IN BOOK 31, PAGE 404, RECORDS OF BONNER COUNTY, IDAHO.
2. AN EASMENT FOR RIGHT OF WAY RECORDED SEPTEMBER 7, 1920 IN BOOK 36, PAGE 614, RECORDS OF BONNER COUNTY, IDAHO.
3. AN EASEMENT FOR RIGHT OF WAY RECORDED DECEMBER 20, 1929 IN BOOK 47, PAGE 598, RECORDS OF BONNER COUNTY, IDAHO.
4. RECORD OF SURVEY RECORDED APRIL 30, 2013 AS INST. NO. 843556.
5. AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY RECORDED DECEMBER 16, 1981 AS INST. NO. 250289.
6. AN EASEMENT FOR RIGHT OF WAY RECORDED JULY 19, 1982 AS INST. NO. 257676.
7. RECORD OF SURVEY RECORDED APRIL 14, 2011 AS INST. NO. 808417.
8. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED APRIL 21, 2011 AS INST. NO. 808763.
9. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE AGREEMENT ENTITLED "SHARED WELL/WATER DISTRIBUTION AGREEMENT" RECORDED JUNE 29, 2011 AS INST. NO. 811637

S.22 & 23 T.56N., R.5W., B.M. 	SHEET TITLE: <b>KACY BEAR DIVIDE</b>	DATE: 01-03-22 SCALE: NONE DRAWN: JP
	<b>PROVOLT LAND SURVEYING, INC</b> PO BOX 580, PONDERAY, ID. 83852 208-290-1725	PROL. NO.: 1352 CAD FILE: MILLER-LONG SHT. 2 OF 2