



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 #

MLD0002-22

RECEIVED:

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JAN 05 2022

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: WESTMOND GROVE

APPLICANT INFORMATION:

Landowner's name: DAVID C. LIBBEY AND PENNY E. LIBBEY

Mailing address: 2311 WESTMOND RD

City: SAGLE

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail: LIBBEY9347@AOL.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 #: 33

Township: 56N

Range: 2W

Parcel acreage: 16.7

Parcel # (s): RP56N02W339000A

Legal description: 33-56N-2W N 561 FT OF SESE LESS RD CPWRS

Current zoning: R-5

Current use: RES

What zoning districts border the project site?

North:R-5	East:R-10
South:R-5	West:R-5
Comprehensive plan designation:RURAL RES 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:1 AC - 25 AC RESIDENTIAL	
South:23 AC RESIDENTIAL	
East:20 AC VACANT	
West:5 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM SANDPOINT DRIVE SOUTH ON HWY 95 FOR 5 MILES, TURN LEFT ON ALGOMA SPUR RD AND TRAVEL 2.5 MILES, TURN LEFT ON DUFORT RD AND TRAVEL 0.8 MILES, TURN RIGHT ON WESTMOND RD AND TRAVEL 1.5 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: 5 AC	1.5:1
Lot #2	Proposed acreage: 5 AC	1.5:1
Lot #3	Proposed acreage: 6.7 AC	1.5:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: 16.7 ACRE PARCEL INTO 3 LOTS OF 5, 5 & 6.7 AC

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 WITH SLIGHT SLOPES ON EASTERLY AND WESTERLY ENDS. SLOPE FROM 3-8% MAX

Water courses (lakes, streams, rivers & other bodies of water): _____

NONE

Springs & wells: 1 WELL NEAR CENTER OF PROPERTY

Existing structures (size & use): 2 HOUSES, GARAGE AND SHOP

Land cover (timber, pastures, etc): 50% TIMBER COVERAGE

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0950E

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 PRESCRIPTIVE RW- PAVED WESTMOND RD AND PROPOSED 40' WIDE GRAVEL DRIVEWAY SHOWN ON APPLICATION MAP

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

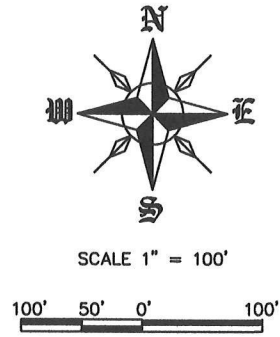
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 1-5-22

Landowner's signature: _____ Date: _____

WESTMOND GROVE

SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "POWERS PLAT SOUTH", RECORDED IN BOOK 16 OF PLATS, PAGE 97, 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 INST. NO. 986943
2. RECORD OF SURVEY INST. NO. 461893
3. POWERS PLAT SOUTH, BOOK 16 OF PLATS, PAGE 97, RECORDS OF BONNER COUNTY, IDAHO.

PURPOSE OF SURVEY/NARRATIVE

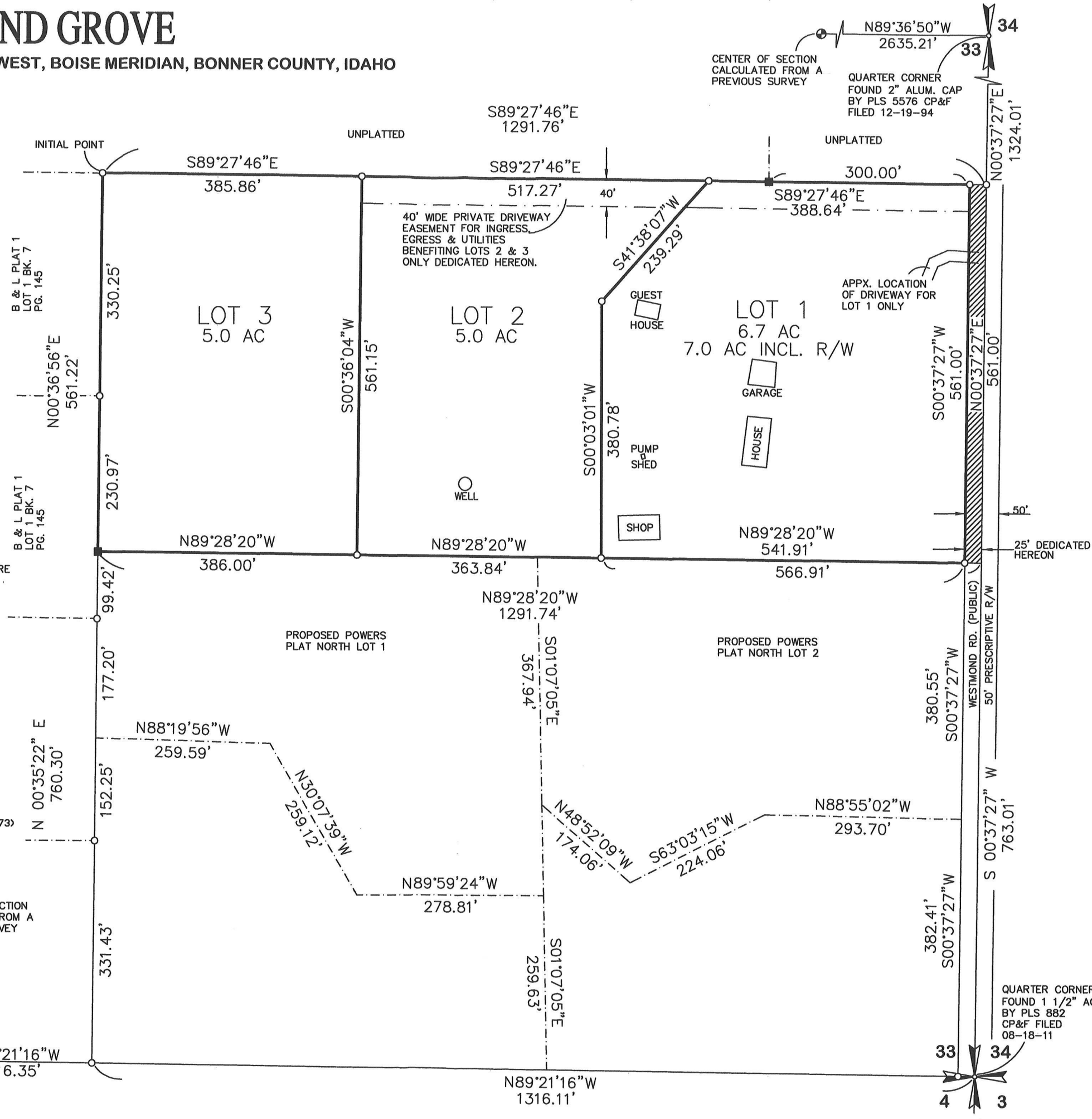
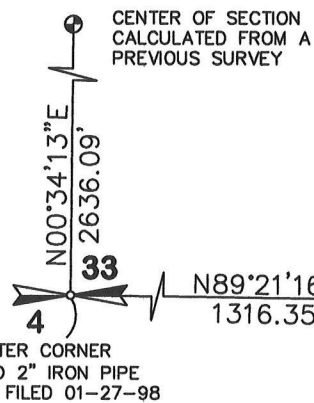
THE PURPOSE OF THIS SURVEY IS TO SHOW THE DIVISION OF A 16.7 ACRE PARCEL INTO 3 LOTS BY MINOR LAND DIVISION.

LEGEND

- SET OR PREVIOUSLY SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 14879
- FOUND PK NAIL IN PAVEMENT

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.



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

DATE: 01-03-22
 SCALE: 1"=100'
 PROJ. NO.: 1353
 SHT. 1 OF 2

WESTMOND GROVE

SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

SUBJECT TO THE FOLLOWING;

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART, AS DISCLOSED IN DEED FROM HUMBERD LUMBER COMPANY, A CORPORATION, RECORDED SEPTEMBER 16, 1977 IN BOOK 38, PAGE 299, OFFICIAL RECORDS.
2. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINE GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED JUNE 7, 1977 AS INST. NO. 187444.
3. RECORD OF SURVEY RECORDED JULY 8, 2021 INST. NO. 986943.
4. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "COMMUNITY PROPERTY AND DEVOLUTION ON DEATH AGREEMENT" BY AND BETWEEN DAVID C. LIBBEY AND PENNY E. LIBBEY, DATED MAY 6, 2020, RECORDED MAY 6, 2020 AS INST. NO. 956779.

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DAVID C. LIBBEY AND PENNY E. LIBBEY, HUSBAND AND WIFE, 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 "WESTMOND GROVE", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 561 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33 EXCEPT THE PORTION LYING IN THE COUNTY ROAD.

TOGETHER WITH A 40' WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES BENEFITING LOTS 2 AND 3 ONLY AS SHOWN IS HEREBY DEDICATED.

THE WEST 25' OF WESTMOND ROAD IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

DAVID C. LIBBEY

PENNY E. LIBBEY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DAVID C. LIBBEY AND PENNY E. LIBBEY, 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 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 SECTION 33, TOWNSHIP 56 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 I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WESTMOND GROVE" 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.33, T.56N., R.2W., B.M. 	WESTMOND GROVE PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DATE: 01-03-22 SCALE: NONE DRAWN: JP
		PROJ. NO.: 1353 CAD FILE: S-MLD-LIBBEY SHT. 2 OF 2