



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 # <i>MLD00003-22</i>	RECEIVED: RECEIVED JAN 05 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sparrow Hill Subdivision
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APPLICANT INFORMATION:

Landowner's name: Zralka Trust		
Mailing address: 579 High Rd		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: (208) 568-0368	Fax:	
E-mail: Chase_Hill@hotmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Jeske		
Company name: JRS Surveying		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: ID	Zip code: 83805
Telephone: (208) 267-7555	Fax:	
E-mail: sjeske@jrssurveying.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 #: 11	Township: 58N	Range: 1E	Parcel acreage: 20.38 Acres
Parcel # (s): RP58N01E117950A			
Legal description: 11-58N-1E TAX 29			
Current zoning: Agricultural/forestry 10		Current use: Residential	
What zoning districts border the project site?			

North:Agricultural/forestry 10	East:Agricultural/forestry 10
South:Agricultural/forestry 10	West:Agricultural/forestry 10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Two Lots : 11.75Ac. Forested AND 3.7Ac. Residential	
South:Two Lots : 8.67Ac. Forested AND 8.73Ac. Residential	
East: 19.22Ac. Residential	
West: 10Ac. Residential	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Head East on ID-200 for 6.1 miles turn left onto Colburn Culver Rd for 2.8 mi.</u> <u>Turn right onto Rapid Lightning Rd/Rapid Lightning Creek Rd and continue for 7.3 mi, turn right onto High Rd travel for 0.6 miles</u> <u>destination in on the left (easterly).</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.01Ac.	2.58:1
Lot #2	Proposed acreage: 10.00Ac.	2.46:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Proposed dividing 20.01 acre parcel into two 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>Land is minimally sloped towards the NW1/4 with a max estimated slope of 8%</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>	
Springs & wells: <u>Existing well on property.</u>	

Existing structures (size & use): One residence with small outbuildings.

Land cover (timber, pastures, etc): Land is mostly covered by timber with some clearing for residential structure.

Are wetlands present on site? Yes No

Source of information: FEMA

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:16017C0545E

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: 17' wide gravel road, with 7% grade, recorded in Instrument Number 476328 as a 60' wide easement, named "High Road."

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.

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: Individual Septic System w/ 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:

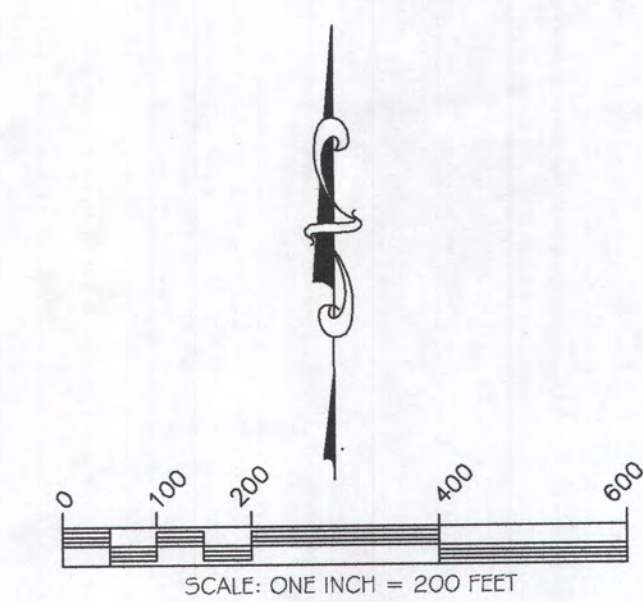
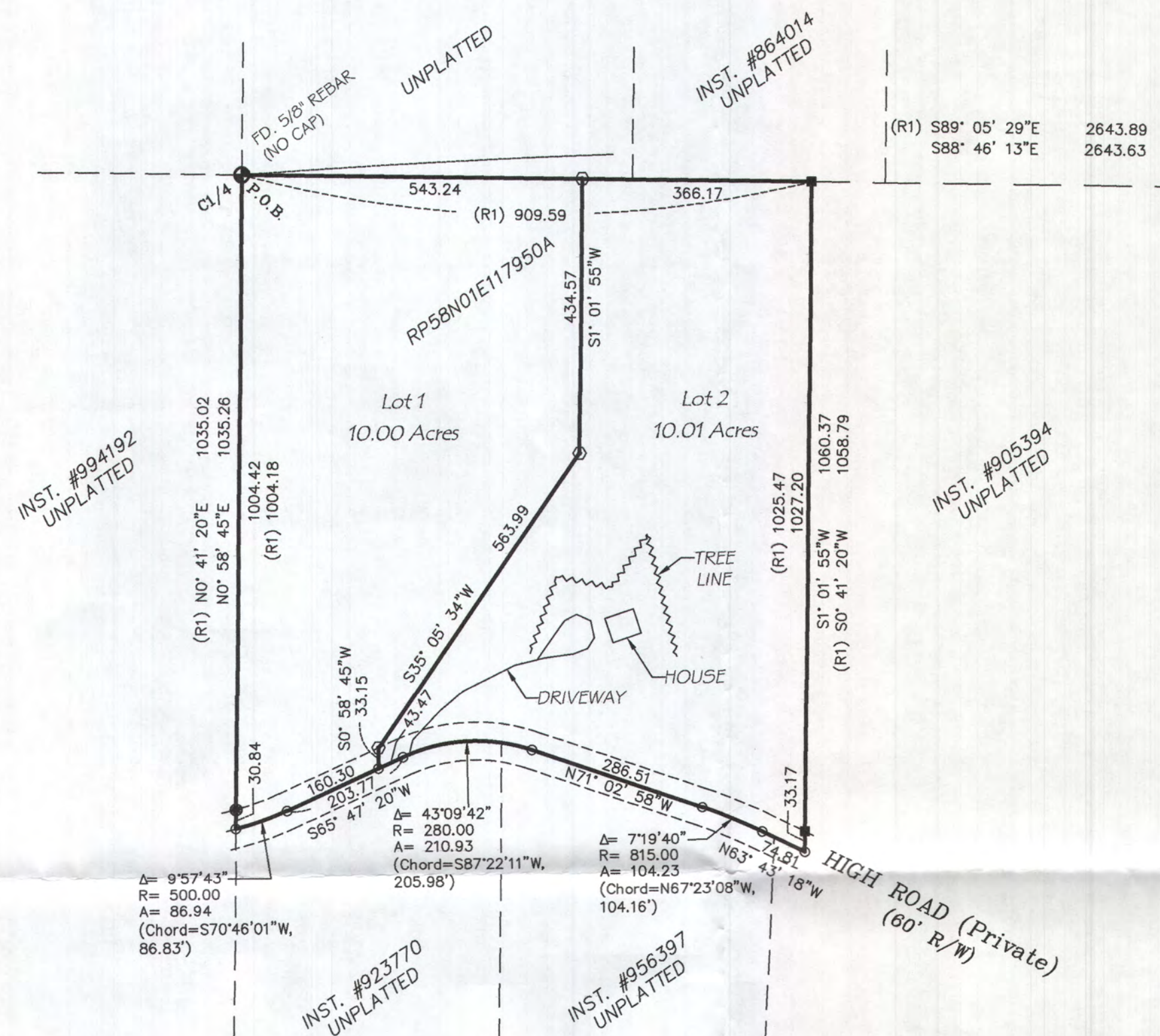
Which power company will serve the project site? Northern Lights

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: *Stephen J. [Signature]* (representative) Date: 12-23-2021

Landowner's signature: _____ Date: _____

SPARROW HILL SUBDIVISION
 IN THE
NW1/4 SE1/4 SECTION 11
TOWNSHIP 58 NORTH, RANGE 1 EAST, B.M.
BONNER COUNTY, IDAHO



BASIS OF BEARINGS
 Bearings are based on Idaho State Plane West Zone (1103),
 NAD83 Scale Factor: 0.9998330
 All distances shown are converted to ground.

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - FOUND 5/8" REBAR AND PLASTIC CAP - P.E. 1947
 - FOUND 1/2" REBAR - RLS 898
 - SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
 - COMPUTED POINT
 - (R1) RECORD OF SURVEY INSTRUMENT NUMBER 243188

COUNTY SURVEYOR'S CERTIFICATE
 I hereby certify that I have examined the herein Sparrow Hill Subdivision 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 _____, 2022

Bonner County Surveyor

SURVEYOR'S CERTIFICATION
 I, Stephen J. Jeske, Idaho Land Surveyor No. 7540, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



COUNTY COMMISSIONERS' CERTIFICATE
 This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.
 Dated this _____ day of _____, 2022

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE
 This plat has been examined and approved, Dated this _____ day of _____, 2022.

Bonner County Planning Director

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____.
 Dated this _____ day of _____, 2022

Bonner County Treasurer

SANITARY RESTRICTION
 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.

OWNERS' CERTIFICATION
 Be it known that Gregory J. Zralka and Sparrow A. Zralka, Trustees of the Zralka Family 2008 Trust are the record owners of the real property described hereon and have caused the same to be divided into Lot 1 and Lot 2, the same to be known as Sparrow Hill Subdivision, being a portion of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 11, Township 58 North, Range 1 East, Boise Meridian, Bonner County, Idaho and more particularly described as follows:
 BEGINNING at the northwest corner of said NW1/4 of the SE1/4 of Section 11, marked by a 5/8 inch rebar; thence, along the north line of said NW1/4 SE1/4, S 88°46'13" E, 909.41 feet to a 1/2 inch rebar with plastic cap stamped RLS 898; thence, leaving said north line, S 01°01'55" W, 1027.20 feet to the northerly right of way High Road, marked by a 1/2 inch rebar with plastic cap stamped RLS 898; thence, continuing, S 01°01'55" W, 33.17 feet to the centerline of said High Road; thence, along said centerline for the following 6 courses; N 63°43'18" W, 74.81; thence on a curve to the left having a central angle of 07°19'40" and a radius of 815.00 feet for an arc length of 104.23 feet (chord = N 67°23'08" W, 104.16 feet); thence, N 71°02'58" W, 286.51 feet; thence, on a curve to the left having a central angle of 43°09'42" and a radius of 280.00 feet for an arc length of 210.93 feet (chord = S 87°22'11" W, 205.98 feet); thence S 65°47'20" W, 203.77 feet; thence, on a curve to the right having a central angle of 09°57'43" and a radius of 500.00 feet for an arc length of 86.94 feet (chord = S 70°46'01" W, 86.83 feet), to the west line of said NW1/4 SE1/4; thence, leaving said centerline and along said west line, N 00°58'45" E, 30.84 feet to the northerly right of way of High Road, marked on the ground by a 5/8 inch rebar with plastic cap PE 1947; thence, leaving said northerly right of way, continuing along said west line, N 00°58'45" E, 1004.42 feet to the TRUE POINT OF BEGINNING; encompassing an area of 20.01 acres.

NOTARY PUBLIC ACKNOWLEDGEMENT
 State of Idaho)
 ss.
 County of _____)
 I hereby certify that on this _____ day of _____, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Chase Hill, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that he signed the same as their free and voluntary act and deed for the uses and purposes herein stated.
 WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
 Residing at:

COUNTY RECORDER
 This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2022, at _____ m. and duly recorded as Instrument No. _____

County Recorder Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
PLAT	
FOR: CHASE HILL	REVISION NO. 1
DWN BY: SJJ/KK	DATE: 12/04/2021
SH, T58N, R1E, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 21-123