

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 # MLD0005-22	RECEIVED: January 11, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Moose Mountain Addition

APPLICANT INFORMATION:

Landowner's name: Ronald G & Kimberly Stocking		
Mailing address: 41 Bridle Court		
City: Sagle	State: ID	Zip code: 83860
Telephone: 714-335-0100	Fax:	
E-mail: ronstocking1@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 1319 North Division		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: jowens@jasewell.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: 4W	Parcel acreage: 20
Parcel # (s): RP56N04W338550A			
Legal description: 33-56N-4W N2SWSE CPWRS			
Current zoning: Rural Residential 5		Current use: Rural Residential 5-10 Acre Lots	
What zoning districts border the project site?			

North: Rural Residential 5	East: Rural Residential 5
South: Rural Residential 5	West: Rural Residential 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20	
South: 20	
East: 20	
West: 49.198	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Take Hwy 2 west until Thama and turn right on to East Settlement Road, go down roughly 3/4 of a mile, turn right on to Cork Road follow roughly 3/4 of a mile, turn right on to Wells Lane and then take first right on to Moose Mountain Road, follow for about 1/2 mile.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5	
Lot #2	Proposed acreage: 5	
Lot #3	Proposed acreage: 5	
Lot #4	Proposed acreage: 5	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Divide the current 20 acre parcel into 4 individual 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:	
Water courses (lakes, streams, rivers & other bodies of water):	<u>No bodies of water on this parcel.</u>
Springs & wells:	<u>There are no current springs or wells on this parcel.</u>

Existing structures (size & use): There are no existing structures on this parcel.

Land cover (timber, pastures, etc): Timber.

Are wetlands present on site? Yes No Source of information: fws.gov

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: Private Easement (Privately maintained gravel road approximately 12' in width)

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.
Existing 60' ingress, egress and utility easement to be relocated.

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: Septic and 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 To be drilled for each lot.

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.

Representative
Landowner's signature: Jennifer Powers Date: 1/11/2022

Landowner's signature: _____ Date: _____

MOOSE MOUNTAIN ADDITION

SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MOOSE MOUNTAIN ADDITION 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

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR

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 COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ___ DAY OF _____, 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 _____, 2022.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RONALD G. STOCKING AND KIMBERLY A. STOCKING, 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 AS SHOWN HEREON AND TO BE KNOWN AS "MOOSE MOUNTAIN ADDITION", LOCATED IN SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING PARCEL 3 AS SHOWN ON THE RECORD OF SURVEY FILED AS INSTRUMENT NUMBER 546494, RECORDS OF BONNER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33.

LESS RIGHT-OF-WAY OF WELL'S LANE COUNTY ROAD NO. 361

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

KIMBERLY A. STOCKING

RONALD G. STOCKING

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED _____, RONALD G. STOCKING AND KIMBERLY A. STOCKING, HUSBAND AND WIFE, 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

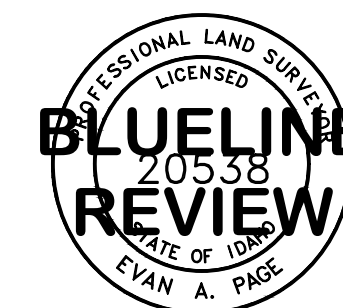
SUBJECT TO INSTRUMENT NO.

- PIPE LINE EASEMENT AGREEMENT, RECORDED ON APRIL 4, 1924. (INSTRUMENT NO. 57780, RECORDS OF BONNER COUNTY, IDAHO).
- APPURTENANT AGREEMENT, RECORDED ON SEPTEMBER 5, 1939. (INSTRUMENT NO. 99099, RECORDS OF BONNER COUNTY, IDAHO).
- EASEMENT AGREEMENT, RECORDED ON SEPTEMBER 5, 1939. (INSTRUMENT NO. 99100, RECORDS OF BONNER COUNTY, IDAHO).
- APPURTENANT AGREEMENT, RECORDED ON SEPTEMBER 5, 1939. (INSTRUMENT NO. 99101, RECORDS OF BONNER COUNTY, IDAHO).
- ALL MATTERS AS DISCLOSED BY RECORD OF SURVEY, RECORDED ON JUNE 14, 1999. (INSTRUMENT NO. 546494, RECORDS OF BONNER COUNTY, IDAHO).

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 4 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2022.



EVAN A. PAGE, PLS NO. 20538

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N04W338550A AND TO DIVIDE SAID PARCEL INTO FOUR (4) SEPARATE PARCELS AS SHOWN HEREON.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2022, AT _____, M.
AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER



SECTION 33, TWP 56N, RNG 4W, B.M.	SHEET TITLE:	DATE: 1-11-22
	MOOSE MOUNTAIN ADDITION	SCALE: NONE
		DRAWN: JMB
	James A. Sewell and Associates, LLC	CHECKED: EAP
	CONSULTING ENGINEERS	PROJ. NO.: 19025-20-001
	NEWPORT, WASHINGTON, 99156, (509)447-3626	CAD FILE NO. STOCKING-MLD-2021
		SHT 1 OF 2

