

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 #

MLD0010-22

RECEIVED:

RECEIVED

By Amy Scott at 3:15 pm, Feb 02, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:

Township:

Range:

Parcel acreage:

Parcel # (s):

Legal description:

Current zoning:

Current use:

What zoning districts border the project site?

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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): _____	

Springs & wells: _____	

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

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

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

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: _____

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:	
<input type="checkbox"/>	<u>Existing Community System</u> - List name of sewer district or provider and type of system: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual system</u> - List type: _____
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site?	

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: _____

Landowner's signature: _____ Date: _____

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: PRIVATE _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: CURRENTLY NO SEWAGE SYSTEM EXISTS ON LOT 1 OR 2. _____

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: INDIVIDUAL PRIVATE SYSTEM _____

Which power company will serve the project site? AVISTA

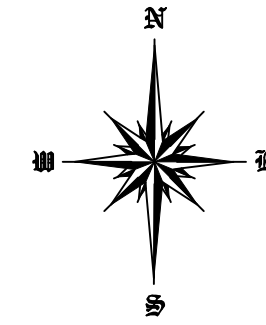
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Kristopher James Date: 2/2/2022
on behalf of Joint Properties LLC.

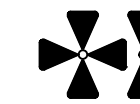
Landowner's signature: _____ Date: _____

HOODOO VIEW ACRES

LYING IN A PORTION OF THE SE¹/₄ OF SECTION 24,
TOWNSHIP 55 NORTH, RANGE 6 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



SET 1/2" REBAR AND CAP, "EASEMENT"



FOUND 3/4" REBAR WITH ALUM. CAP, PLS 6019



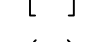
FOUND 5/8" REBAR AND CAP, PLS 16268



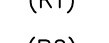
FOUND 1/2" REBAR, NO CAP



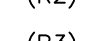
CALCULATED POINT, NOTHING SET



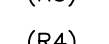
GLO - SONNENKALB, CONTRACT NO. 130, 1892



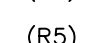
PLAN & PROFILE SPIRIT LAKE HWY, FAS 157-E(1), ITD, NOV. 1940



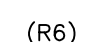
RECORD OF SURVEY BY PLS 836, INST. NO. 229343, 6/23/1980



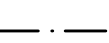
RECORD OF SURVEY BY PLS 6019, INST. NO. 467605, 6/28/1995



RECORD OF SURVEY BY PLS 6019, INST. NO. 642649, 6/22/2004



RECORD OF SURVEY BY PLS 15516, INST. NO. 960968, 7/16/2020

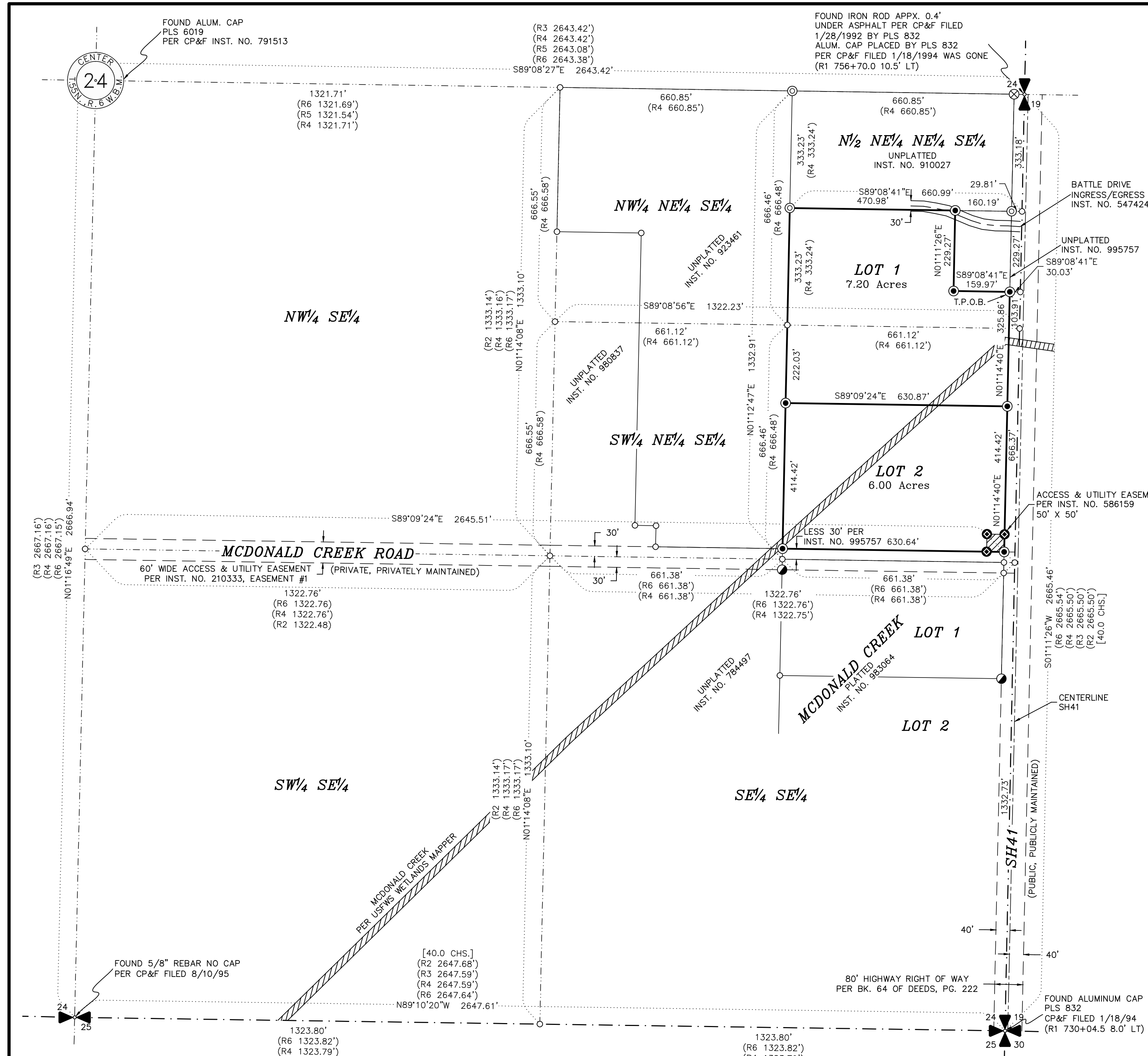


RECORD OF SURVEY BY PLS 16268, INST. NO. 983064, 5/13/2021

- SECTION LINE
- - - SUBSECTION LINE
- CENTERLINE
- - - RIGHT OF WAY

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. MCDONALD CREEK IS FRESHWATER EMERGENT WETLAND HABITAT AND CLASSIFIED AS PEM1Cx.
- C) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1075E, EFFECTIVE 11/18/2009.



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000611291. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°56'52" AT THE SOUTHEAST SECTION CORNER OF SECTION 24.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO PERFORM A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 995757. DIVIDING SAID PROPERTY INTO LOTS 1 & 2 OF HOODOO VIEW ACRES.
- 2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	24	55 N	6 W		
PROJECT #: 21-274 YOUNT DRAWING NAME: 21-274_YOUNT_MLD.DWG					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1" = 200' Checked By: TLAG Date: JAN. 2022	
				Drawn By: KAJ Date: JAN. 2022 Sheet: 1 of 2	

HOODOO VIEW ACRES

LYING IN A PORTION OF THE SE¹/₄ OF SECTION 24,
TOWNSHIP 55 NORTH, RANGE 6 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT YOUNT PROPERTIES L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'HOODOO VIEW ACRES' BEING A PORTION OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 24, MONUMENTED BY AN ALUMINUM CAP SET BY PLS 832, LYING 8.0' LT OF THE CENTERLINE OF SH41;

THENCE NORTH 01°11'26" EAST, ALONG THE EAST SECTION LINE OF SAID SECTION 24, A DISTANCE OF 2103.00 FEET, TO A CALCULATED POINT;

THENCE LEAVING SAID SECTION LINE NORTH 89°08'41" WEST, A DISTANCE OF 30.03 FEET, TO THE WESTERLY RIGHT OF WAY OF SH41, BEING MONUMENTED BY A 5/8" REBAR AND CAP, SET BY PLS 14879, BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°14'40" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SH41, A DISTANCE OF 740.28 FEET, TO A POINT BEING MONUMENTED BY A 5/8" REBAR AND CAP, SET BY PLS 14879;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF SH41, NORTH 89°09'24" WEST, ALONG THE NORTHERLY RIGHT OF WAY OF MCDONALD CREEK ROAD, A DISTANCE OF 630.64 FEET, TO A POINT BEING MONUMENTED BY A 5/8" REBAR AND CAP, SET BY PLS 14879;

THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF MCDONALD CREEK ROAD, NORTH 01°12'47" EAST, ALONG THE WESTERLY LINE OF THE E¹/₂ OF THE NE¹/₄ OF THE SE¹/₄, A DISTANCE FO 969.69 FEET, TO A POINT BEING MONUMENTD BY A 5/8" REBAR AND CAP, SET BY PLS 14879;

THENCE SOUTH 89°08'41" EAST, ALONG THE NORTHERLY LINE OF THE S¹/₂ OF THE NE¹/₄ AND THE NE¹/₄ OF THE SE¹/₄, A DISTANCE OF 470.98 FEET, TO A POINT BEING MONUMENTED BY A 5/8" REBAR AND CAP, SET BY PLS 14879;

THENCE SOUTH 01°11'26" WEST, A DISTANCE OF 229.27 FEET, TO A POINT BEING MONUMENTED BY A 5/8" REBAR AND CAP, SET BY PLS 14879;

THENCE SOUTH 89°08'41" EAST, A DISTANCE OF 159.97 FEET, TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

YOUNT PROPERTIES, L.L.C., DAVID YOUNT, MANAGING MEMBER

DATE

YOUNT PROPERTIES, L.L.C., MANDY YOUNT, MANAGING MEMBER

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID YOUNT, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF YOUNT PROPERTIES, L.L.C., WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MANDY YOUNT, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF YOUNT PROPERTIES, L.L.C., WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "HOODOO VIEW ACRES" AND CHECKED THE 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

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL IS PROVIDED BY PRIVATELY OWNED INDIVIDUAL SYSTEM

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER BY DEPUTY

\$ _____
FEE

PLACE RECORDING LABEL HERE

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	ARIZONA	HOODOO VIEW ACRES	
	24	55 N	6 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLAG Date: JAN. 2022 Drawn By: KAJ Sheet: 2 of 2
PROJECT #: 21-274 YOUNT DRAWING NAME: 21-274_YOUNT_MLD.DWG				Plot Date: 2/2/2022			