

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 # MLD0011-22	RECEIVED: RECEIVED FEB 08 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Lacayo Tracts

APPLICANT INFORMATION:

Landowner's name: Lambda West, Inc.		
Mailing address: PO Box 2355		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-290-6441	Fax:	
E-mail: dlacayo-2@hotmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Heath Hartwig or Nancy Nick		
Company name: H2 Surveying		
Mailing address: PO Box 2916		
City: Hayden	State: ID	Zip code: 83835
Telephone: 208-772-6600	Fax:	
E-mail: hhartwig@h2survey.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Nancy Nick		
Company name: High trail Consulting		
Mailing address: 9889 W Gallop Lane		
City: Post Falls	State: ID	Zip code: 83854
Telephone: 208-659-2525	Fax:	
E-mail: nancy@hightrailconsulting.com		

PARCEL INFORMATION:

Section #: 23	Township: 56 N	Range: 5 W	Parcel acreage: 23.82 + -
Parcel # (s): RP 56 N 05 W 23 01 55 A / RPR00000230550 A			
Legal description: 23-56 N -5W-PT NENE Less tax 81.137 * 175 / 23-56 N -5W			
Current zoning: Suburban	Current use: Ag Timber / PT NENE Less tax 81.137 * 175		
What zoning districts border the project site? Rural & Suburban			

North: Rural	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: take Bodie Canyon Rd off Hwy 2, Go up 3/4 mile, turn right on gravel Road	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.624	
Lot #2	Proposed acreage: 6.769	
Lot #3	Proposed acreage: 6.760	
Lot #4	Proposed acreage: 8.003	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Divide into 4 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:	
Water courses (lakes, streams, rivers & other bodies of water):	
Springs & wells: existing well and 2 springs	

Existing structures (size & use): Single family Residence & Shed

Land cover (timber, pastures, etc): Timbered

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

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.
Proposed 60' access, utility, drainage & maintenance easement

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: _____

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 **(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: Diana Lacayo Date: 2-8-2022

Landowner's signature: v. Pres Lambda West, Inc. Date: _____

LACAYO TRACTS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

CURVE TABLE

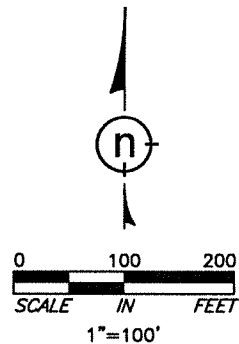
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	9.28	75.10	7°04'48"	N40°01'36"E	9.27
C2	114.01	194.45	33°35'39"	N19°41'23"E	112.39
C3	75.63	170.45	25°25'16"	N15°38'12"E	75.01
C4	112.86	120.20	53°47'50"	N1°24'55"E	108.76
C5	128.38	203.60	36°07'41"	N7°25'10"W	126.26
C6	73.40	106.35	39°32'35"	N30°24'59"E	71.95
C7	157.32	676.27	13°19'45"	N43°31'24"E	156.97
C8	60.46	121.50	28°30'47"	N22°36'08"E	59.84

LINE TABLE

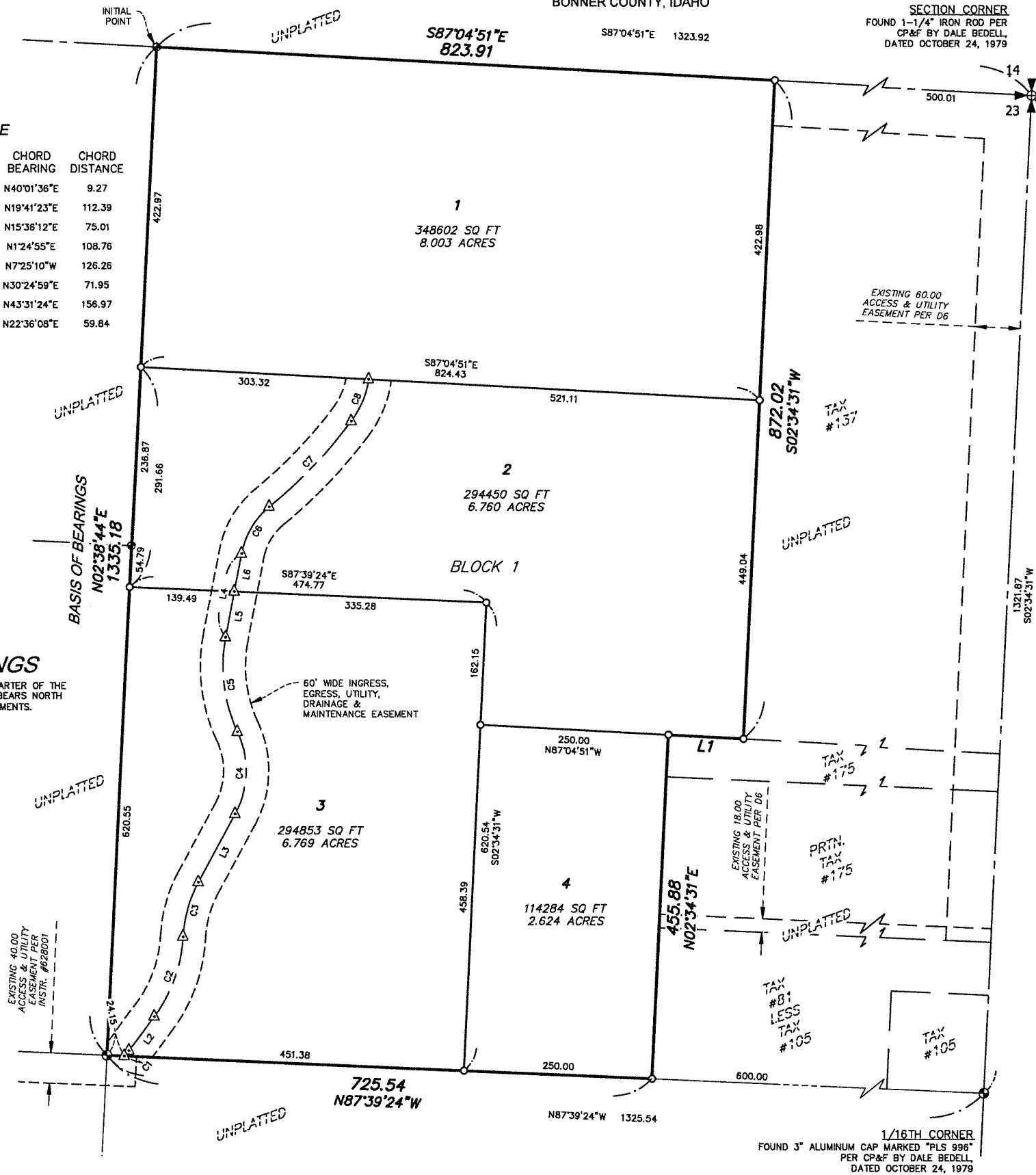
LINE	BEARING	DISTANCE
L1	N87°04'51"W	100.00
L2	N36°29'12"E	56.28
L3	N28°18'50"E	102.59
L4	N10°38'41"E	112.94
L5	N10°38'41"E	61.57
L6	N10°38'41"E	51.38

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, BEARS NORTH 02°38'44" EAST, BETWEEN FOUND MONUMENTS.



SECTION INDEX



SECTION CORNER
FOUND 1-1/4" IRON ROD PER
CP&F BY DALE BEDELL,
DATED OCTOBER 24, 1979

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊕ = FOUND ALUMINUM CAP AS NOTED
- ⊗ = FOUND 1-1/4" IRON ROD
- ⊕ = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 4193" (UNLESS OTHERWISE NOTED)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- - - = LOT LINE
- - - = ADJACENT PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = CENTER LINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE
- - - = SIXTEENTH SECTION LINE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS PROJECT WAS SUBDIVIDE A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, LESS TAX NUMBERS.
- THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY EASEMENTS THAT ARE OF RECORD OR IN VIEW, EXCEPT THOSE THAT ARE SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- THE MONUMENTS SHOWN HERE ON WERE LOCATED ON DECEMBER 07, 2020.
- SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
- 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 RESTRICTIONS ARE SATISFIED.
- A PORTION OF LOT 1 SHOWN ON THE FACE OF THE PLAT WAS PREVIOUSLY DE-ANNEXED FROM THE CITY OF PRIEST RIVER TO BONNER COUNTY. THE DE-ANNEXATION PROCESS WAS COORDINATED BY THE CITY OF PRIEST RIVER AND BONNER COUNTY. NO INFORMATION WAS PROVIDED TO H2 IN REGARDS TO THE DE-ANNEXATION.

RECORD INFORMATION

- R1 - RECORD OF SURVEY, RECORDED AS INSTRUMENT #479143, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, RECORDED AS INSTRUMENT #721217, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, RECORDED AS INSTRUMENT #782129, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #730746, RECORDS OF BONNER COUNTY, IDAHO.
- D2 - WARRANTY DEED, RECORDED AS INSTRUMENT #867660, RECORDS OF BONNER COUNTY, IDAHO.
- D3 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #775589, RECORDS OF BONNER COUNTY, IDAHO.
- D4 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #653411, RECORDS OF BONNER COUNTY, IDAHO.
- D5 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #621026, RECORDS OF BONNER COUNTY, IDAHO.
- D6 - QUITCLAIM DEED, RECORDED AS INSTRUMENT #918304, RECORDS OF BONNER COUNTY, IDAHO.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEYING.COM

DATE: SEPTEMBER, 2021
PROJECT NUMBER: 2020-310

SHEET 1 OF 1

1/16TH CORNER
FOUND 3" ALUMINUM CAP MARKED "PLS 996"
PER CP&F BY DALE BEDELL,
DATED OCTOBER 24, 1979

LACAYO TRACTS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT LAMBDA WEST, INC., AND IDAHO CORPORATION, IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS LACAYO TRACTS.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, FROM WHICH THE NORTHWEST CORNER OF THE NORTHEAST QUARTER BEARS NORTH 87°04'51" WEST, A DISTANCE OF 1323.92;

THENCE NORTH 87°04'51" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02°34'31" WEST, A DISTANCE OF 872.02 FEET;

THENCE NORTH 87°04'51" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 02°34'31" WEST, A DISTANCE OF 455.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE NORTH 87°39'24" WEST ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 701.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE NORTH 02°38'44" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 1335.18 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 87°04'51" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 823.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,052,185 SQUARE FEET, OR 24.155 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

80 FOOT WIDE EASEMENT OR INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES, AS SHOWN ON THE FACE OF THIS PLAT, SHALL BENEFIT LOTS 1,2, AND 3, BLOCK 1 OF LACAYO TRACTS.

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SANITARY SEWER SERVICE WILL BE PROVIDED BY PANHANDLE HEALTH DISTRICT APPROVED INDIVIDUAL SEPTIC SYSTEMS.

JOHN M. LACAYO, OWNER

DATE _____

DIANA L. LACAYO, OWNER

DATE _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,

ON THE _____ DAY OF _____ 2021.

JOHN M. LACAYO

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 20171065
MY COMMISSION EXPIRES 12-6-2023

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ }SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,

ON THE _____ DAY OF _____ 2021.

DIANA L. LACAYO

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 20171065
MY COMMISSION EXPIRES 12-6-2023

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY

OF _____ 2021.

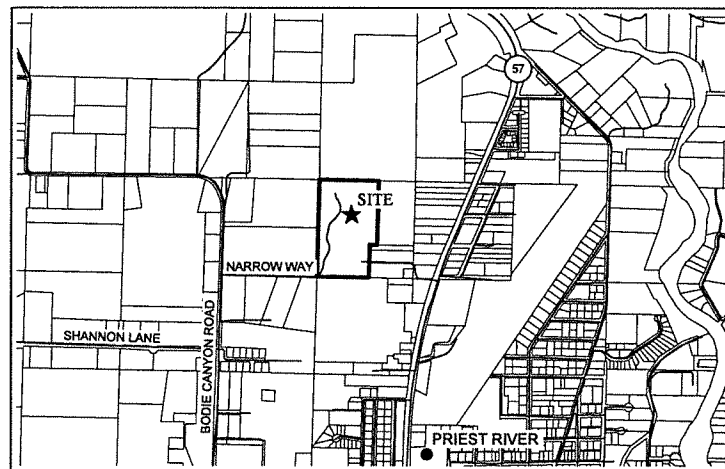
BONNER COUNTY PLANNING DIRECTOR

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON

THIS _____ DAY OF _____ 2021.

CHAIRMAN



VICINITY MAP

NTS

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF _____

THIS _____ DAY OF _____ 2021, AT _____ M. AND DULY

RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____ 2021.

BONNER COUNTY TREASURER

BONNER COUNTY SURVEYOR

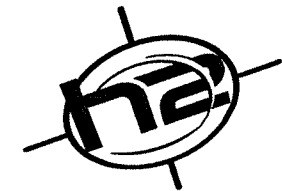
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS _____ DAY OF _____ 2021.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAT, AS DESCRIBED IN THE OWNERS CERTIFICATE AND ON THE ATTACHED PLAT, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CORRECTLY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



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DATE: SEPTEMBER, 2021
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SHEET 2 OF 2