



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 #

RECEIVED:

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FEB 24 2022

BONNER COUNTY
PLANNING DEPARTMENT

MLD 0017-22

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Rocky Ridge Lots

APPLICANT INFORMATION:

Landowner's name: Christopher & Sara Bryant

Mailing address: 258 Rocky Ridge Rd.

City: Cocolalla

State: ID

Zip code: 83813

Telephone: 541-220-0113

Fax:

E-mail: bryant7409@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: sosborne@glahinc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Jeff Burdick and Brenda Skjothaug / Co-owners

Company name:

Mailing address: 262 Rocky Ridge Rd.

City: Cocolalla

State: ID

Zip code: 83813

Telephone: 206-399-5598, 206-484-7465

Fax:

E-mail: svadventurer@gmail.com, brendaskj12@gmail.com

PARCEL INFORMATION:

Section #: 12

Township: 55N

Range: 3W

Parcel acreage: 39.63

Parcel # (s): RP55N03W128410A

Legal description: 12-55N-3W SWSE

Current zoning: Ag/forestry 10

Current use: Ag/forestry 10

What zoning districts border the project site?

North: Ag/forestry 10	East: Ag/forestry 10
South: Rural 5	West: Ag/forestry 10
Comprehensive plan designation: Ag/Forest Land (10-20 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 1 5-acre parcel, 2 10-acre parcels. Single family residences.	
South: Replat of Lot 22, 1st Addition to Piney Woods . 1 10-acre lot, 1 5-acre lot with single family residences	
East: 4 5-acre parcels with single family residences / forested land	
West: Vacant forested land	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:	
From Cocolalla head south on U.S. 95, turn right on Cocolalla loop (S. entrance), proceed 1.5 mi., turn left on Pinewood Ln.,	
proceed 0.4 mi., left onto Dogwood Ln. becoming Rocky Ridge Rd., proceed 0.5 mi. to site.	

ADDITIONAL PROJECT DESCRIPTION:**Existing plat recording information:****This application is for :**

Proposed lots: 4

Depth to Width Ratio (D:W)

Lot #1 Proposed acreage: 9.92

0.85 : 1

Lot #2 Proposed acreage: 9.92

1.06 : 1

Lot #3 Proposed acreage: 9.92

1.82 : 1

Lot #4 Proposed acreage: 9.92

1.23 : 1

Remainder Proposed acreage:

N/A

Describe the land division proposal and resulting acreage: _____

The SW 1/4 of the SW 1/4 (an aliquot part) of Section 12 is being divided equally into four 9.92 Acre 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:

Rolling hillside, moderately sloped toward the NE. No rock outcroppings or benches.

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

A stream runs across the NW corner of the subject property.

Springs & wells: _____

Two existing wells are on proposed lots 1 and 4.

Existing structures (size & use): _____
 Residential building permits have been approved for Lots 1, 2, and 4. Two of the homes are currently under construction in Lots 1 and 4.
 No other structures currently exist on the property.

Land cover (timber, pastures, etc): _____
 The west half of the property is heavily treed and the east half is moderately treed with scattered clearings.

Are wetlands present on site? Yes No Source of information: USF&W mapping tool

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1150E

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: Rocky Ridge Rd., a 15'± gravel road within a 60' wide private right-of-way exists along the east side of the property (Inst. No. 534603).
 An existing 10'± wide dirt logging road, within an existing 40' wide private right-of-way (Inst. No. 534603), travels from the end of Rocky Ridge Rd. to the center of the property, providing access to the proposed lots.

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.
 Inst. Nos. 514207, 514209, 514214, 514216, 514217, 514220, 514221, 514269, 514270, 534603, & 555646.

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 on-site septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical subsurface single residence septic systems

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: Typical individual private well system. (Two recently installed wells have tag #'s D0090874 & D0090876)

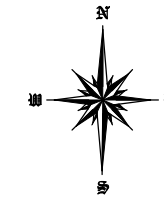
Which power company will serve the project site? Northern Lights

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:	DocuSigned by: <u>Christopher R. Bryant</u>	Date:	<u>2/15/2022</u>
Landowner's signature:	DocuSigned by: <u>Sara Bryant</u>	Date:	<u>2/15/2022</u>
Landowner's signature:	DocuSigned by: <u>[Signature]</u>	Date:	<u>2/15/2022</u>
Landowner's signature:	DocuSigned by: <u>[Signature]</u>	Date:	<u>2/16/2022</u>

ROCKY RIDGE LOTS

LYING IN A PORTION OF THE SE 1/4 OF SECTION 12,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

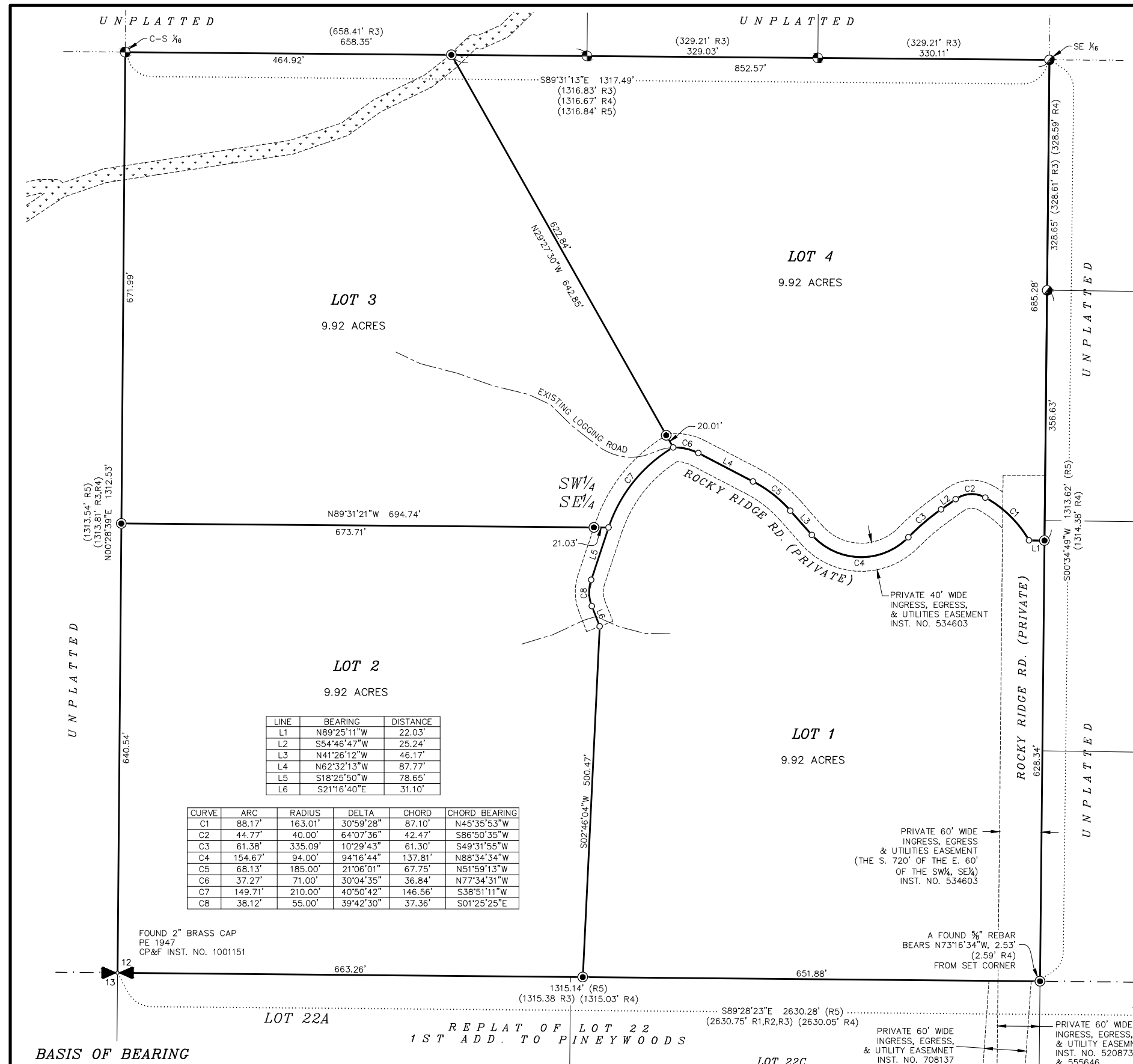


LEGEND

- SECTIONAL CORNER, AS NOTED.
-
-
-
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 903, INST. NO. 203345, 8/7/1978
- (R2) RECORD OF SURVEY BY PLS 5713, INST. NO. 397287, 10/29/1991
- (R3) RECORD OF SURVEY BY PE 1947, INST. NO. 545149, 5/20/1999
- (R4) RECORD OF SURVEY BY PLS 7879, INST. NO. 575532, 1/16/2001
- (R5) RECORD OF SURVEY BY PLS 13727, INST. NO. 944895, 9/11/2019
- (P1) REPLAT OF LOT 22 FIRST ADDITION TO PINEWOODS, BK. 8, PG. 36, INST. NO. 708137, 7/12/2006

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 970902, AND SUBDIVIDE THE SUBJECT PROPERTY INTO 4 CONFORMING LOTS. EXISTING CORNERS WERE FOUND AS SHOWN HEREON. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- B) THE 60' WIDE AND 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENTS ARE SHOWN HEREON PER WARRANTY DEED, INST. NO. 534603. SAID WARRANTY DEED STATES THAT THE PROPERTY IS "SUBJECT TO AND TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES; 40 FEET IN WIDTH, ALONG EXISTING ROADS, AS MAY BE NEEDED TO PROVIDE ACCESS TO PROPERTIES WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12."
- C) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- D) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY AS SHOWN PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- E) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1150E, EFFECTIVE 11/18/2009.



LINE	BEARING	DISTANCE
L1	N89°25'11\"W	22.03'
L2	S54°46'47\"W	25.24'
L3	N41°26'12\"W	46.17'
L4	N62°32'13\"W	87.77'
L5	S18°25'50\"W	78.65'
L6	S21°16'40\"E	31.10'

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	88.17'	163.01'	30°59'28\"	87.10'	N45°35'53\"W
C2	44.77'	40.00'	64°07'36\"	42.47'	S86°50'35\"W
C3	61.38'	335.09'	10°29'43\"	61.30'	S49°31'55\"W
C4	154.67'	94.00'	94°16'44\"	137.81'	N88°34'34\"W
C5	68.13'	185.00'	21°06'01\"	67.75'	N51°59'13\"W
C6	37.27'	71.00'	30°04'35\"	36.84'	N77°34'31\"W
C7	149.71'	210.00'	40°50'42\"	146.56'	S38°51'11\"W
C8	38.12'	55.00'	39°42'30\"	37.36'	S01°25'25\"E

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 1.000130387. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'55\" AT THE SOUTH 1/4 CORNER OF SECTION 12.

PREPARED FOR:
CHRIS & SARA BRYANT, AND
JEFF BURDICK & BRENDA SKJOTHAUG
ROCKY RIDGE RD.
COCOLALLA, ID 83813

PLACE RECORDING LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	12	55 N	3 W		
ORRECON WASHINGTON					
PROJECT #: 21-194 BRYANT DRAWING NAME: 21-194 BRYANT MLD					

ROCKY RIDGE LOTS

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Checked By: TLAG
Plot Date: 2/25/2022
Drawn By: SWO
Sheet: 1 of 2

ROCKY RIDGE LOTS

LYING IN A PORTION OF THE SE 1/4 OF SECTION 12,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JEFF A. BURDICK AND BRENDA D. SKJOTHAUG, HUSBAND AND WIFE, AND CHRISTOPHER R. BRYANT AND SARA D. BRYANT, HUSBAND AND WIFE, 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 1-4; LOTS 1 & 2 AS TO CHRISTOPHER R. BRYANT AND SARA D. BRYANT, HUSBAND AND WIFE; AND LOTS 3 & 4 AS TO JEFF A. BURDICK AND BRENDA D. SKJOTHAUG, HUSBAND AND WIFE; THE SAME TO BE KNOWN AS 'ROCKY RIDGE LOTS,' BEING THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 59 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 12, MARKED WITH A 2 INCH DIAMETER BRASS CAP BY PE 1947;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, N00°28'39"E, 1312.53 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, S89°31'13"E, 1317.49 FEET;

THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, S00°34'49"W, 1313.62 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SECTION 12, N89°28'23"W, 1315.14 FEET TO THE **POINT OF BEGINNING**;

JEFF A. BURDICK DATE

BRENDA D. SKJOTHAUG DATE

CHRISTOPHER R. BRYANT DATE

SARA D. BRYANT DATE

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF A. BURDICK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL 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 BRENDA D. SKJOTHAUG, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL 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 CHRISTOPHER R. BRYANT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 64006-TO, GUARANTEE NO. G-2222-000077954, DATED FEBRUARY 16, 2016.

1. A 60' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT GRANTED TO VERNON J. MORTENSEN AND MARTI E. MORTENSEN, INST. NOS. 514207, 514209, 514214, 514216, 514217, 514220, AND 514221 (11/17/1997); AND INST. NOS. 514269 AND 514270 (11/18/1997). LOCATION NOT SPECIFIED
3. INGRESS, EGRESS, & UTILITIES EASEMENT GRANTED TO JOHN BAISDEN AND CHARMAINE BAISDEN, INST. NO. 534603, 11/13/1998. AS SHOWN HEREON.
4. INGRESS, EGRESS, & UTILITIES EASEMENT, INST. NO. 555646, 11/17/1999. AS SHOWN HEREON.

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

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SARA D. BRYANT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

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 12, TOWNSHIP 55 NORTH, RANGE 3 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 "ROCKY RIDGE LOTS" 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

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 BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

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

PREPARED FOR:
CHRIS & SARA BRYANT, AND
JEFF BURDICK & BRENDA SKJOTHAUG
ROCKY RIDGE RD.
COCOLALLA, ID 83813



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
12	55	3			
	N	W			
PROJECT #: 21-194 BRYANT DRAWING NAME: 21-194 BRYANT MLD					

ROCKY RIDGE LOTS

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: **N/A**

Checked By: **TLAG** Drawn By: **SWO**

Plot Date: **2/25/2022** Sheet: **2 of 2**