

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 # MLD0021-22	RECEIVED: RECEIVED MAR 03 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: SKYVIEW MEADOW
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APPLICANT INFORMATION:

Landowner's name: RUSSELL AND DARLENE GREENOUGH		
Mailing address: 507 STONE PINE ROAD		
City: PRIEST RIVER	State: IDAHO	Zip code: 83856
Telephone: 208-818-2725	Fax:	
E-mail: NONE		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: IDAHO	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: PROVOLTLANDSURVEYING@GMAIL.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 #: 34	Township: 55N	Range: 4W	Parcel acreage: 20.17
Parcel # (s): RP55N04W348700A			
Legal description: S2 SW SE S34 T55N R4W			
Current zoning: AF 10	Current use: AF10-20		
What zoning districts border the project site?			

North:AF10	East:AF10
South:AF20	West:AF10
Comprehensive plan designation:AF10-20	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:20AC BARE	
South:FEDERAL LAND	
East:20AC RESIDENTIAL	
West:48AC BARE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM PRIEST RIVER TRAVEL SOUTH ACROSS THE RIVER, TURN LEFT ON DUFORT ROAD AND TRAVEL 5.3 MILES TO SPIRIT LAKE CUTOFF ROAD, TURN RIGHT. TRAVEL 4.3 MILES TO EDMERE CUTOFF, TURN LEFT. TRAVEL 1 MILE TO OLD SCHOOLHOUSE ROAD, TURN RIGHT. TRAVEL 0.2 MILES TO STONE PINE ROAD, TURN RIGHT. TRAVEL 3,200 FEET TO THE PROPERTY.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 10.09	1:1
Lot #2	Proposed acreage: 10.08	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>SPLIT A 20 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>VERY FLAT LAND, AVERAGE SLOPE OF 1%, NO OUTCROPPINGS OR BENCHES.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>
Springs & wells: <u>NONE</u>

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): 50/50 TIMBER AND OPEN AREAS

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: C1125E

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: GRAVEL ROAD (STONE PINE RD), 60' WIDE PRIVATE EASEMENT.

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.

SEE APPLICATION MAP

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: TYPICAL SEWER/LEACH 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: TYPICAL WELL

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:  (Rep) Date: 3-3-22

Landowner's signature: _____ Date: _____

SKYVIEW MEADOW

SECTION 34, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

QUARTER CORNER
FALLS IN ROAD
INTERSECTION
FOUND REF. MONUMENT
BY PLS 853, 25' WEST
CP&F FILED 5-4-81

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY INSTRUMENT NO. 917273, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

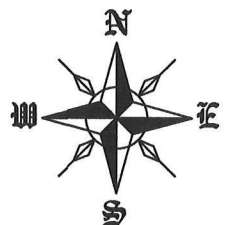
1. RECORD OF SURVEY INST. NO. 917273.

PURPOSE OF SURVEY/NARRATIVE

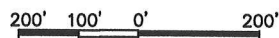
TO SHOW THE DIVISION OF A 20.17 ACRE PARCEL INTO TWO 10 ACRE LOTS USING THE MINOR LAND DIVISION PROCESS. FOUND MONUMENTS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 917273, FOUND SECTIONAL MONUMENTS AS SHOWN HEREON AND WARRANTY DEED INSTRUMENT NUMBER 881476, WERE USED TO DETERMINE THE BOUNDARIES.

LEGEND

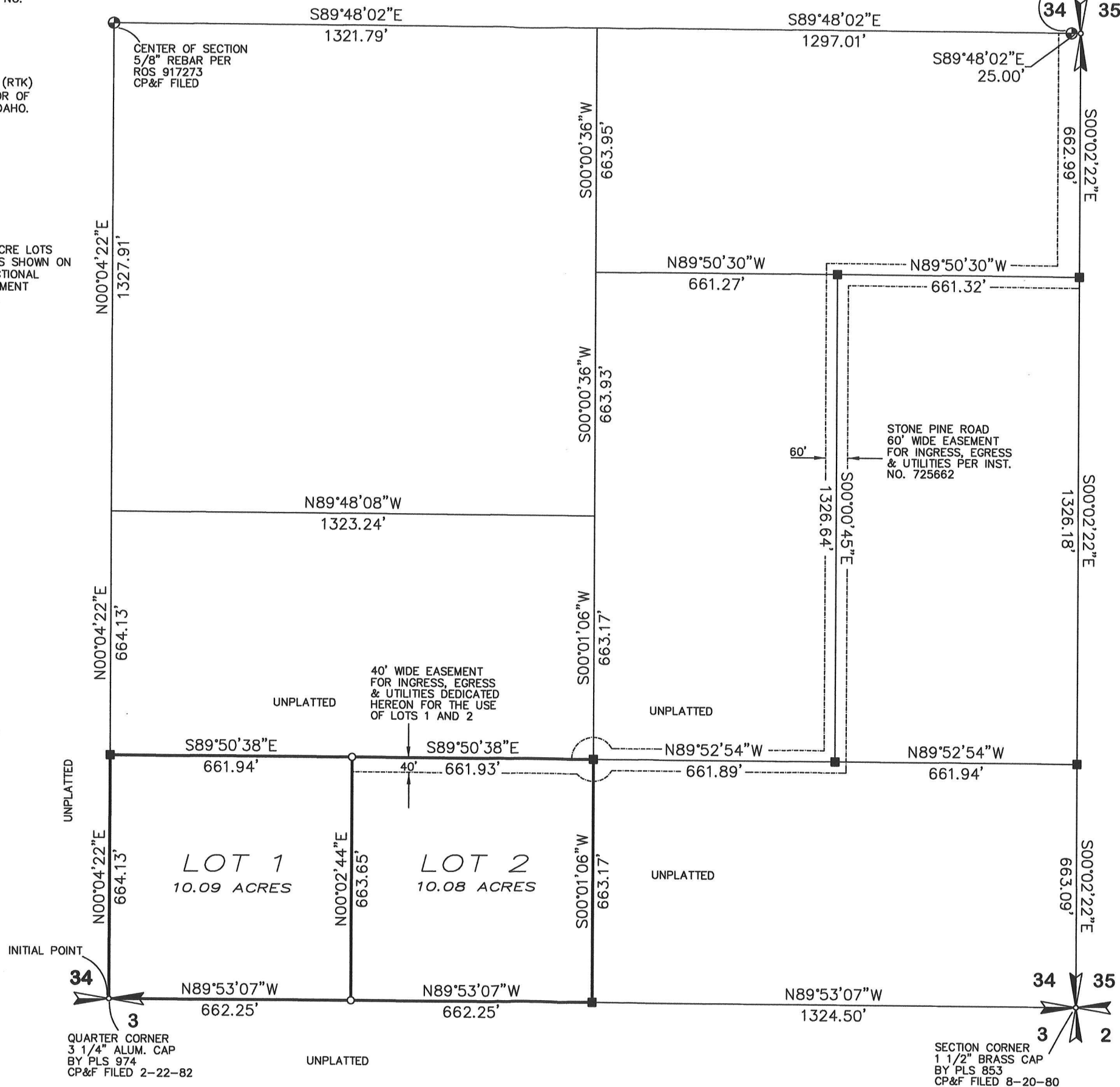
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107



SCALE 1" = 200'



SURVEYOR'S CERTIFICATE
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.



SKYVIEW MEADOW

DATE: 02-10-22
 SCALE: 1"=200'
 PROJ. NO.: 1367
 SHT 1 OF 2

PROVOLT LAND SURVEYING, INC
 P.O. BOX 580 PONDERAY, ID. 83852
 (208) 290-1725

SECTION CORNER
1 1/2" BRASS CAP
BY PLS 853
CP&F FILED 8-20-80

SKYVIEW MEADOW

SECTION 34, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT RUSSELL GREENOUGH AND DARLENE GREENOUGH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOWN AS SKYVIEW MEADOW, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 00 DEGREES 04' 22" EAST, 664.13 FEET; THENCE SOUTH 89 DEGREES 50' 38" EAST, 1323.87 FEET; THENCE SOUTH 00 DEGREES 01' 06" WEST, 663.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID SECTION 34; THENCE ALONG SAID SOUTHERLY LINE NORTH 89 DEGREES 53' 07" WEST, 1324.50 FEET TO THE INITIAL POINT.

TOGETHER WITH AN EASEMENT 40' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES AS SHOWN HEREON.

RUSSELL GREENOUGH

DARLENE GREENOUGH

NOTES

SUBJECT TO THE FOLLOWING;

1. RECORD OF SURVEY RECORDED JUNE 1, 1988 AS INST. NO. 349242
2. AN EASEMENT FOR 60' RIGHT OF WAY GRANTED IN A DOCUMENT RECORDED MARCH 27, 2007 AS INST. NO. 725662
3. A ROAD APPROACH CONSENT AGREEMENT RECORDED JANUARY 11, 2007 AS INST. NO. 720803
4. RECORD OF SURVEY RECORDED JULY 8, 2016 AS INST. NO. 891500
5. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED MARCH 17, 2021 AS INST. NO. 978620.

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 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 _____, 20____.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 20____, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

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 34, TOWNSHIP 55 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 3rd DAY OF MARCH, 2022

DAN I. PROVOLT, PLS 7879



PROVOLT LAND SURVEYING, INC.

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED RUSSELL GREENOUGH AND DARLENE GREENOUGH, 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

COUNTY SURVEYOR'S CERTIFICATE

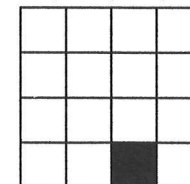
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SKYVIEW MEADOW" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

S.34, T.55N., R.4W., B.M.



SKYVIEW MEADOW

PROVOLT LAND SURVEYING, INC
PO. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 02-28-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1367
CAD FILE: S-MID-GREENOUGH
SHT. 2 OF 2