



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 # MLD0026-22	RECEIVED: RECEIVED MAR 16 2022 Bonner County Planning Department
--------------------------	-------------------------------------------------------------------------------------------------

PROJECT DESCRIPTION:

Name of Minor Land Division plat: REDTAIL RIDGE

APPLICANT INFORMATION:

Landowner's name: DOUGLAS HOYT AND GINA HOYT		
Mailing address: 453 GOLDFINCH LN.		
City: SPIRIT LAKE	State: ID	Zip code: 83869
Telephone: 208-290-8101	Fax: _____	
E-mail: GINAH1989@GMAIL.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: ID	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 #: 21	Township: 54N	Range: 4W	Parcel acreage: 10.016
Parcel # (s): RP014380020010A RP 014380010010A			
Legal description: QUAIL RIDGE 1ST ADD BLK 1 LOT 1			
Current zoning: R-5	Current use: RESIDENTIAL		
What zoning districts border the project site?			

North:AF20	East:AF20
South:R5	West:R5
Comprehensive plan designation:RR 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:15 AC RESIDENTIAL	
South:5 AC RESIDENTIAL	
East:10 AC RESIDENTIAL	
West: 5 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: SOUTH ON HWY 95 FROM SANDPOINT FOR 8.2 MILES TO DUFORT RD, TURN RIGHT AND TRAVEL 12.8 MILES TO SPIRIT LAKE CUTOFF ROAD. TRAVEL 10.3 MILES TO PEREGRINE ROAD, TURN LEFT AND TRAVEL 1.2 MILES TO CARDINAL LANE. TURN LEFT AND TRAVEL 0.2 MILES, TURN RIGHT ON GOLDFINCH LANE, TRAVEL 0.2 MILES, TURN LEFT (STILL GOLDFINCH) AND TRAVEL 0.2 MILES, PROPERTY IS ON THE LEFT.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:5 AC	1:2
Lot #2	Proposed acreage:5 AC	1:2
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>SPLITTING 10 ACRES INTO TWO 5 AC 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>FLAT ACROSS ENTIRE PROPERTY</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>	
Springs & wells: <u>1 WELL ON NORTHERN HALF OF PROPERTY FOR RESIDENCE</u>	

Existing structures (size & use): 1 HOUSE ON NORTHERN HALF OF PROPERTY

Land cover (timber, pastures, etc): 90% TIMBER COVERED LAND.

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1125E

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: PAVED ROAD (PEREGRINE ROAD) FROM SPIRIT LAKE CUTOFF ROAD TO CARDINAL LN (PAVED) AND GOLDFINCH (PAVED) ALL 60' WIDE EASEMENTS.

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 PLAT 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: DRAINFIELD/TANK _____

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? INLAND POWER

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: 3-16-22

Landowner's signature: _____ Date: _____

REDTAIL RIDGE

SECTION 21, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "QUAIL RIDGE 1ST ADDITION", RECORDED IN BOOK 12 OF PLATS, PAGE 96, 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

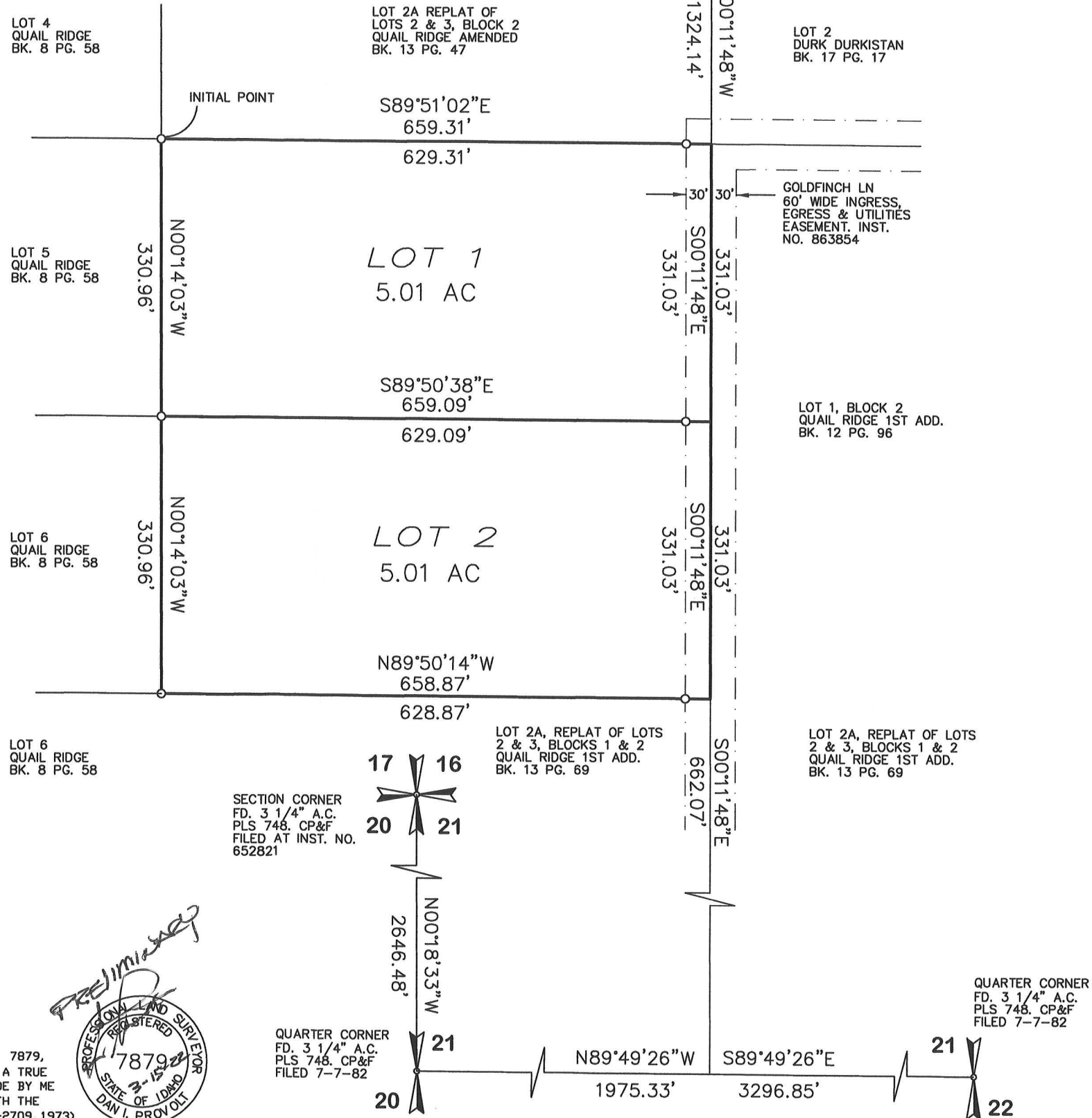
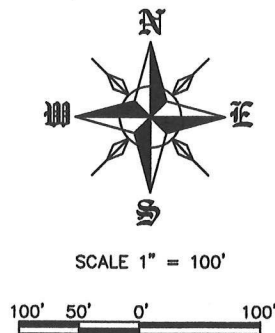
1. QUAIL RIDGE 1ST ADDITION RECORDED IN BOOK 12 OF PLATS, PAGE 96.

PURPOSE OF SURVEY/NARRATIVE

TO DIVIDE A 10 ACRE PARCEL INTO TWO 5 ACRE LOTS BY MINOR LAND DIVISION. THE PLAT OF QUAIL RIDGE 1ST ADDITION AND FOUND MONUMENTS WERE USED TO DETERMINE THE BOUNDARIES OF THIS PROPERTY.

LEGEND

- FOUND 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED



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.

REDTAIL RIDGE	DATE: 03-15-22
	SCALE: 1"=200'
	PROJ. NO.: 0000
	SHT. 1 OF 2
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	

REDTAIL RIDGE

SECTION 21, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DOUGLAS HOYT AND GINA HOYT, 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, THE SAME TO BE KNOWN AS "REDTAIL RIDGE", LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF QUAIL RIDGE 1ST ADDITION RECORDED IN BOOK 12 OF PLATS, PAGE 96, RECORDS OF BONNER COUNTY, IDAHO; THENCE SOUTH 89 DEGREES 51' 02" EAST, 659.31 FEET; THENCE SOUTH 00 DEGREES 11' 48" EAST, 662.07 FEET; THENCE NORTH 89 DEGREES 50' 14" WEST, 658.87 FEET; THENCE NORTH 00 DEGREES 14' 03" WEST, 661.92 FEET TO THE INITIAL POINT.

DOUGLAS HOYT

GINA HOYT

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DOUGLAS HOYT AND GINA HOYT, 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 "REDTAIL RIDGE" 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

NOTES

SUBJECT TO THE FOLLOWING;

1. AN EASEMENT FOR THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES RECORDED JUNE 23, 1937 AS INST. NO. 93463.
2. TERMS, PROVISIONS, LIMITATIONS AND OBLIGATIONS, WHETHER EXPRESS OR IMPLIED, CONTAINED IN AN EASEMENT FOR USING AND MAINTAINING A ROAD FOR INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER AND TELEPHONE LINES RECORDED OCTOBER 14, 1986 AS INST. NO. 325895 AND AMENDED DECEMBER 30, 2004 AS INST. NO. 667186.
3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 31, 2007 AS INST. NO. 722007, MODIFIED APRIL 18, 2007 AS INST. NO. 727013 AND FURTHER MODIFIED AUGUST 23, 2019 AS INST. NO. 943938.
4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 31, 2007 AS INST. NO. 722008, MODIFIED AUGUST 23, 2019 AS INST. NO. 943950.
5. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO INLAND POWER AND LIGHT COMPANY, RECORDED FEBRUARY 1, 2007 AS INST. NO. 722124.
6. EASEMENTS, RESERVATIONS AND DEDICATIONS AS SHOWN ON RECORD OF SURVEY RECORDED SEPTEMBER 4, 2014 AS INST. NO. 863861.
7. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 5, 2014 AS INST. NO. 863907, MODIFIED SEPTEMBER 18, 2014 AS INST. NO. 864350 AND FURTHER MODIFIED AUGUST 24, 2018 AS INST. NO. 926675.
8. EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF QUAIL RIDGE 1ST ADDITIONS RECORDED IN BOOK 12 OF PLATS, PAGE 96, RECORDS OF BONNER COUNTY, IDAHO.
9. AN EASEMENT FOR RIGHT OF WAY RECORDED APRIL 29, 2019 AS INST. NO. 937728.

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 21, TOWNSHIP 54 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 _____ DAY OF _____, 20____

DAN I. PROVOLT, PLS 7879



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: _____

RECORDER'S
CERTIFICATE

S.21, T.54N., R.4W., B.M.			

REDTAIL RIDGE

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

DATE: 03-15-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1030
CAD FILE: S-MLD-HOYT
SHT 2 OF 2