

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@bonnercountytid.gov (email) www.bonnercountytid.gov (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD00041-22	RECEIVED:  <b>RECEIVED</b> APR 28 2022 BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: GENERATIONS RANCH

### APPLICANT INFORMATION:

Landowner's name: STEVE M. BROWN, LINDA M. BROWN AND DEBORAH KELLEY		
Mailing address: 51 TOWER ROAD		
City: COCOLALLA	State: ID	Zip code: 83813
Telephone:	Fax:	
E-mail: PASTORSTEVEBROWN@ICLOUD.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 #: 1	Township: 54N	Range: 3W	Parcel acreage: 53.83
Parcel # (s): RP54N03W010301A			
Legal description: 1-54N-3W TAX 21 CELL TOWER 2006 CHAMPION 30 X 72 MH			
Current zoning: AF-10		Current use: RES	
What zoning districts border the project site?			

North:AF10	East:R-10
South:AF10	West:AF10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:25AC RESIDENTIAL	
South:23-30AC RESIDENTIAL	
East:20-28AC RESIDENTIAL/BARE	
West:HWY 95	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>TRAVEL SOUTH FROM SANDPOINT ON HWY 95 FOR 15.9 MILES, TURN LEFT ON TOWER ROAD</u>	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.49AC	1:1
Lot #2	Proposed acreage:12.84AC	1:5
Lot #3	Proposed acreage:10.02AC	1:2.4
Lot #4	Proposed acreage:	
Remainder	Proposed acreage: <u>20.96AC</u>	<u>2.5:1</u>

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:  
MOSTLY FLAT BUT SLOPED UP FROM WEST TO EAST AT AN AVERAGE OF 3-4%

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_  
SMALL SEASONAL POND

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Springs & wells: 1 WELL ON NW CORNER OF PROPERTY

\_\_\_\_\_

\_\_\_\_\_



Existing structures (size & use): HOUSE (42X52) HOUSE (100X60) BARN (105X62) BARN (60X50) SMALL STORAGE/WOOD SHEDS (X3)

Land cover (timber, pastures, etc): 50/50 TIMBER TO OPEN PASTURES

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

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:

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: HWY 95 (WIDTH VARIES) TOWER ROAD (30' WIDE)

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: DRAIN 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: EXISTING 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:  (RET) Date: 4-20-22

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# GENERATIONS RANCH

SECTION 1, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 6107, INSTRUMENT NO. 938168, 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

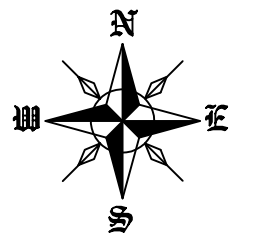
1. RECORD OF SURVEY INST. NO. 938168
2. RECORD OF SURVEY INST. NO. 763072
3. RECORD OF SURVEY INST. NO. 718125

## PURPOSE OF SURVEY/NARRATIVE

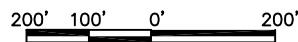
TO SHOW THE DIVISION OF A PARCEL INTO THREE LOTS AND A REMAINDER USING FOUND MONUMENTS AS SHOWN, DEED INST. NOS. 868811, 596719 & 525722, AND REFERENCED SURVEYS ABOVE.

## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- FOUND 5/8" REBAR, CAP ILLEGIBLE
- ⊕ WELL LOCATION



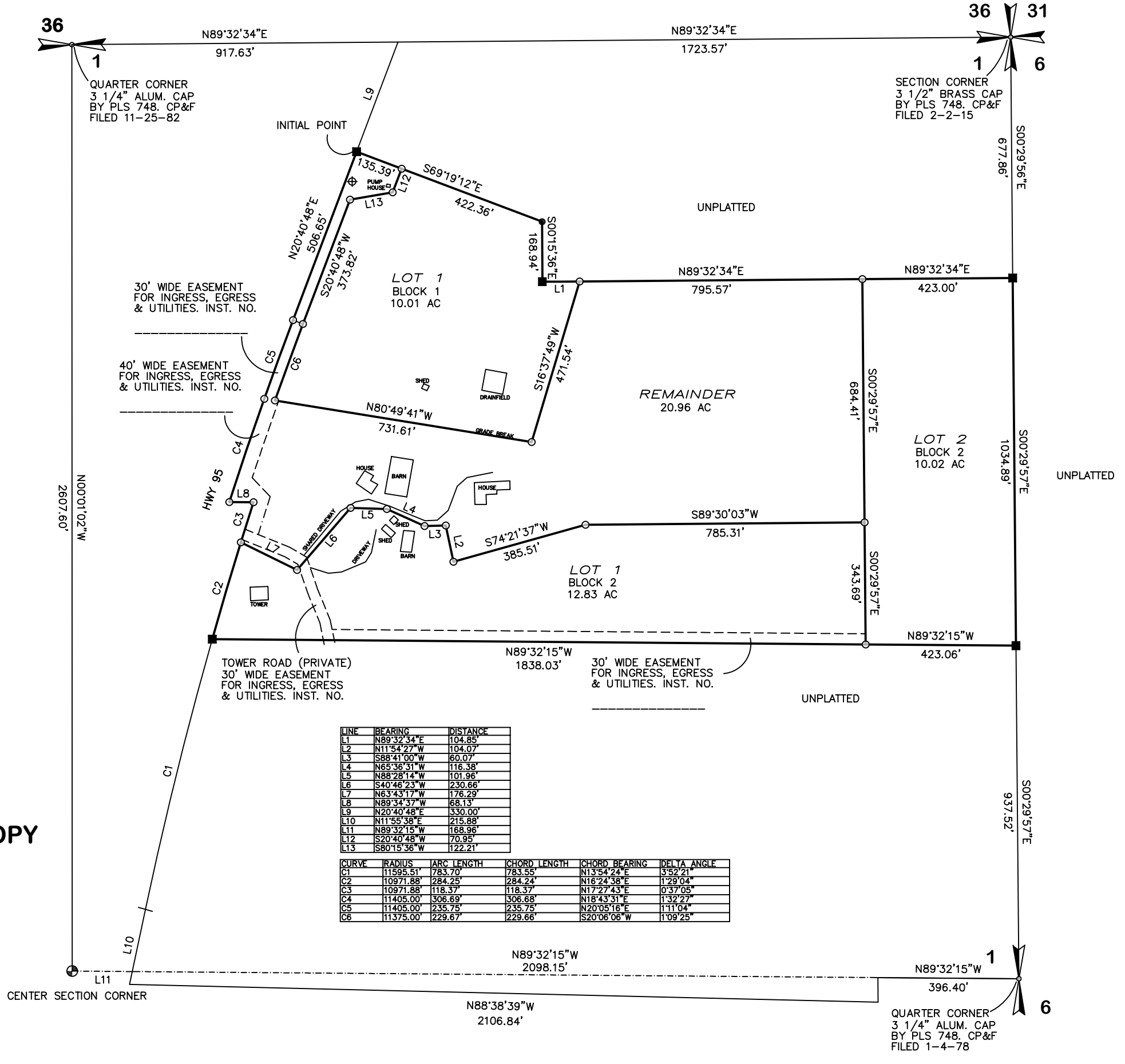
SCALE 1" = 200'



**PRELIMINARY COPY**

### 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.



LINE	BEARING	DISTANCE
L1	N89°32'34"E	104.85'
L2	N11°54'27"W	104.07'
L3	S88°41'00"W	60.07'
L4	N65°36'31"W	116.38'
L5	N88°28'14"W	101.96'
L6	S40°46'23"W	230.66'
L7	N63°43'17"W	176.29'
L8	N89°34'37"W	68.13'
L9	N20°40'48"E	330.00'
L10	N11°55'38"E	215.88'
L11	N89°32'15"W	188.03'
L12	S20°40'48"W	70.95'
L13	S80°15'36"W	122.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11595.51'	783.70'	783.55'	N13°54'24"E	3°52'21"
C2	10971.88'	284.25'	284.24'	N16°24'38"E	1°29'04"
C3	10971.88'	118.37'	118.37'	N17°27'43"E	0°37'05"
C4	11405.00'	306.69'	306.68'	N18°43'31"E	1°32'27"
C5	11405.00'	235.75'	235.75'	N20°05'16"E	1°11'04"
C6	11375.00'	229.67'	229.66'	S20°06'06"W	1°09'25"

<b>GENERATIONS RANCH</b>  PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DATE: 04-14-22
	SCALE: 1"=200'
	PROJ. NO.:
	SHT. 1 OF 2

QUARTER CORNER  
3 1/4" ALUM. CAP  
BY PLS 748, CP&F  
FILED 1-4-78

# GENERATIONS RANCH

SECTION 1, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED DEBORAH KELLEY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS 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

## 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.

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT STEVE M. BROWN AND LINDA M. BROWN, HUSBAND AND WIFE AND DEBBIE LINDNER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, 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 "GENERATIONS RANCH", LOCATED IN A PORTION OF NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER SOUTH 89 DEGREES 32' 34" WEST, 1723.57 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF HIGHWAY 95; THENCE ALONG SAID RIGHT OF WAY SOUTH 20 DEGREES 40' 48" WEST, 330.00 FEET TO THE INITIAL POINT;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 69 DEGREES 19' 12" EAST, 557.75 FEET; THENCE SOUTH 00 DEGREES 15' 36" EAST, 168.94 FEET; THENCE NORTH 89 DEGREES 32' 34" EAST, 1323.42 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH 00 DEGREES 29' 57" EAST, 1034.89 FEET; THENCE NORTH 89 DEGREES 32' 15" WEST, 2261.09 TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID HIGHWAY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES;  
1) 402.63 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 10971.88 FEET (THE CHORD OF WHICH BEARS NORTH 16 DEGREES 43' 11" EAST, 402.61 FEET);  
2) NORTH 89 DEGREES 34' 37" WEST, 68.13 FEET;  
3) 542.44 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 11405.00 FEET (THE CHORD OF WHICH BEARS NORTH 19 DEGREES 19' 03" EAST, 542.39 FEET);  
4) NORTH 20 DEGREES 40' 48" EAST, 506.65 FEET TO THE INITIAL POINT.

\_\_\_\_\_  
STEVE M. BROWN

\_\_\_\_\_  
LINDA M. BROWN

\_\_\_\_\_  
DEBORAH KELLEY

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED STEVE M. BROWN AND LINDA M. BROWN, 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

## 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 1, TOWNSHIP 54 NORTH, RANGE 3 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

PRELIMINARY COPY



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "GENERATIONS RANCH" 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.

## 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.1, T.54N., R.3W., B.M.			

### GENERATIONS RANCH

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

DATE: 04-11-22  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1383  
CAD FILE: S-MLD-BROWN  
SHT. 2 OF 2