

# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0046-22	RECEIVED:  <b>RECEIVED</b> MAY 10 2022 <b>BONNER COUNTY PLANNING DEPARTMENT</b>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of a portion of Lot 2, Kuprienko Bench View
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### APPLICANT INFORMATION:

Landowner's name: Nikolaus Kuprienko		
Mailing address: 104 Riverside Rd		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-255-6633	Fax:	
E-mail: nrkupienko@frontier.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jenn Owens		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: jowens@jasewell.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Ronald & Leanna Anest		
Company name: Current owners of RP02865000002BA		
Mailing address: 883 Old Priest River Road		
City: Priest River	State: ID	Zip code: 83856
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 26	Township: 56N	Range: 05W	Parcel acreage: 20
Parcel # (s): RP02865000002BA			
Legal description: 26-56N-5W KUPRIENKO BENCH VIEW LOT 2 LESS TAX 1 1973 FLEETWOOD 12 X 40 MH			
Current zoning: R-5		Current use: Rural Residential 5-10 Acre	
What zoning districts border the project site? Rural Residential 5			

North: Rural Residential 5	East: Rural Residential 5
South: Rural Residential 5	West: Rural Residential 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Vacant	
South: Residential	
East: Residential	
West: Vacant	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Head south from Highway 2 and Wisconsin Street in the City of Priest River, across the bridge towards Dufort Road ,</u> <u>turn right onto Dufort Road and travel for approximately 3/4 mile. Property will be on the right hand side.</u>	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b> RP02865000002AA & RP02865000002BA		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1 -1A	Proposed acreage: 11	
Lot #2 - 2A	Proposed acreage: 9	
Lot #3 -2B	Proposed acreage: 11	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Splitting of 24.22 acres from 2 parcel into 3 proposed parcels.</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>Partially flat towards Old Priest River, gradually uphill and moderately treed. Steepest section starting about 600 feet north of the road ROW.</u> <u>Google Earth shows an average slope of 14% but isn't highly dependable.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>	
Springs & wells: <u>Lot 2A has a private well.</u>	

Existing structures (size & use): Residential, 1973 Fleetwood MH  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): Heavily timbered  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No

Source of information:

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: Gravel 100' easement will go from lot 2A to lot 2B  
\_\_\_\_\_  
\_\_\_\_\_

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: Current parcel is accessed via public road.  
\_\_\_\_\_  
\_\_\_\_\_

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.

**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: Current septic on parcel \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Private septic will need to be added to lot 2B once building has started per PHD guidelines.  
\_\_\_\_\_  
\_\_\_\_\_

Will the sanitary restriction be lifted by the Panhandle Health District?  
 Yes  No

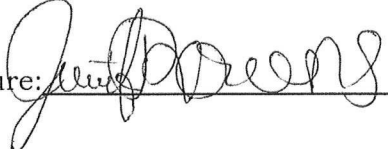
Water will be supplied by:

- 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: A private well will need to be installed on lot 2B once building has begun and will be in compliance with federal and state guidelines  
\_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site? NLI

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:  Date: 5/6/2022

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

# REPLAT OF "KUPRIENKO BENCH VIEW"

SECTION 26, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



SCALE=1"=300'



## BASIS OF BEARING

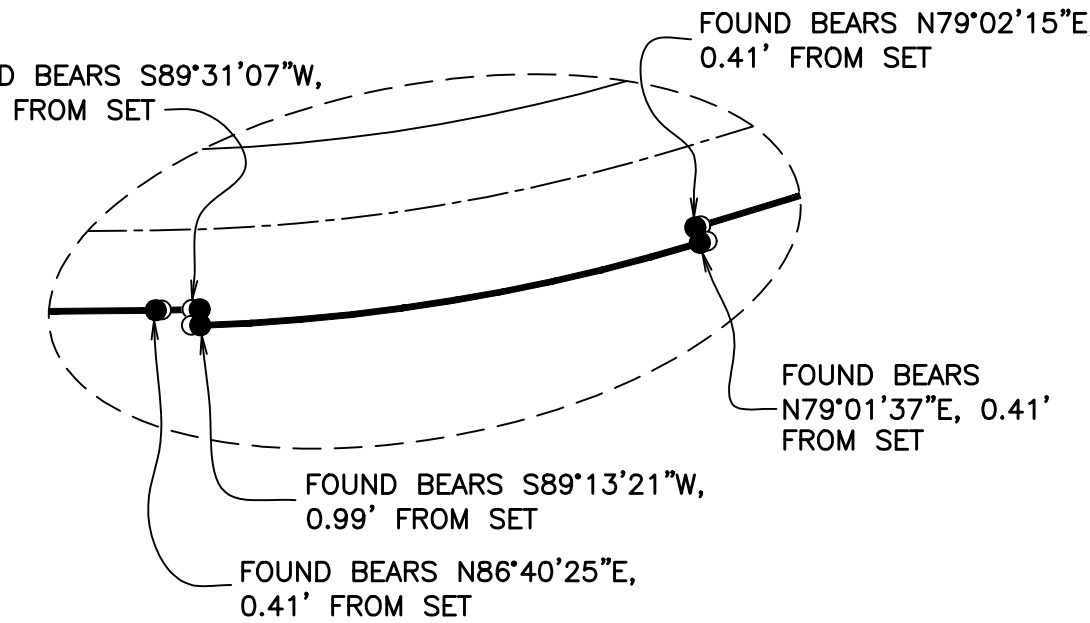
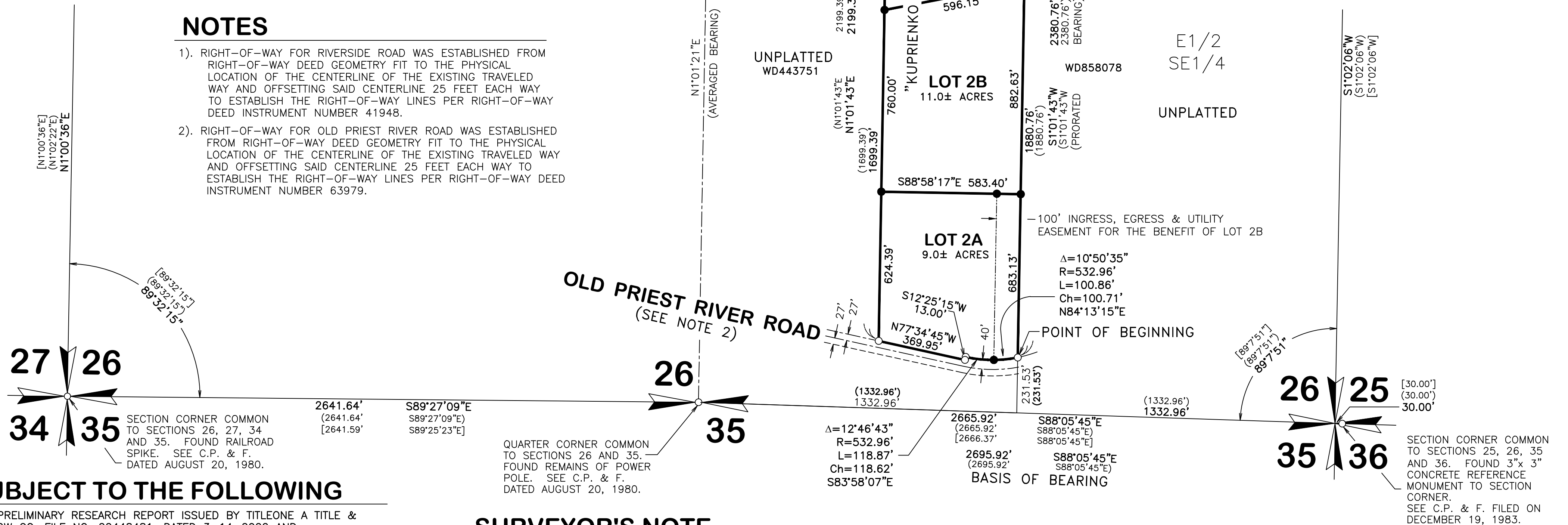
INFORMATION AS SHOWN ON "KUPRIENKO BENCH VIEW", RECORDED AS INSTRUMENT NUMBER 959711 ON JUNE 25, 2020, BOOK 15 PAGE 28, RECORDS OF BONNER COUNTY, IDAHO.

## LEGEND

- SET 5/8"x 24" REBAR WITH PLASTIC CAP, PLS No. 20538.
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 15516, UNLESS OTHERWISE NOTED.
- ( ) INFORMATION AS SHOWN ON "KUPRIENKO BENCH VIEW" INSTRUMENT NUMBER 959711 BY PLS NUMBER 15516 RECORDED JUNE 25, 2020.
- [ ] INFORMATION AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 280003 BY PLS NUMBER 922 RECORDED DECEMBER 19, 1983.

## NOTES

- 1). RIGHT-OF-WAY FOR RIVERSIDE ROAD WAS ESTABLISHED FROM RIGHT-OF-WAY DEED GEOMETRY FIT TO THE PHYSICAL LOCATION OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AND OFFSETTING SAID CENTERLINE 25 FEET EACH WAY TO ESTABLISH THE RIGHT-OF-WAY LINES PER RIGHT-OF-WAY DEED INSTRUMENT NUMBER 41948.
- 2). RIGHT-OF-WAY FOR OLD PRIEST RIVER ROAD WAS ESTABLISHED FROM RIGHT-OF-WAY DEED GEOMETRY FIT TO THE PHYSICAL LOCATION OF THE CENTERLINE OF THE EXISTING TRAVELED WAY AND OFFSETTING SAID CENTERLINE 25 FEET EACH WAY TO ESTABLISH THE RIGHT-OF-WAY LINES PER RIGHT-OF-WAY DEED INSTRUMENT NUMBER 63979.



## DETAIL

SCALE: 1"=60'

## SUBJECT TO THE FOLLOWING

PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE A TITLE & ESCROW CO. FILE NO. 22448481, DATED 3-14-2022 AND ESCROW CO. FILE NO. 22452266, DATED 4-14-2022.

- 41948 & 41951 BONNER COUNTY PUBLIC HIGHWAY RIGHT OF WAY DEED RECORDED: MAY 8, 1952.
- 16582 EASEMENT FOR AN ELECTRICAL DISTRIBUTION LINE RECORDED: JUNE 18, 1945. (NON-PLOTTABLE)
- 53151 EASEMENT FOR POLE LINE RIGHT-OF-WAY RECORDED: JUNE 28, 1955. (NON-PLOTTABLE)
- 436632 TERMS, EASEMENTS, OBLIGATIONS AND CONDITIONS PER BOUNDARY LINE AGREEMENT AND EASEMENT. RECORDED: DECEMBER 7, 1993. (NON-PLOTTABLE)

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED UTILIZING A NIKON DTM-522 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR IS LESS THAN THE REQUIREMENTS OF THE STATE OF IDAHO.



SECTION 26, TWP 56N, RNG 5W, B.M.	SHEET TITLE: <b>REPLAT OF KUPRIENKO BENCH VIEW</b>	DATE: 5-3-22
		SCALE: 1"=300'
		DRAWN: JMB
		CHECKED: EAP
	<b>James A. Sewell and Associates, LLC</b>	PROJ. NO.: 11178-22-001
	CONSULTING ENGINEERS	CAD FILE NO. KUPRIENKO-REPLAT
	NEWPORT, WASHINGTON, 99156, (509)447-3626	SHT. 2 OF 2

# REPLAT OF "KUPRIENKO BENCH VIEW"

SECTION 26, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN REPLAT OF KUPRIENKO BENCH VIEW, 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

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR \_\_\_\_\_. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

## 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.

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS \_\_\_ DAY OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RONALD E. ANEST AND LEANNA K. ANEST, HUSBAND AND WIFE, WHO ACQUIRED TITLE AS RONALD E. ANEST AND LEANNA K. SWANSON, HUSBAND AND WIFE (AS TO RESULTANT LOT 2A AND 2B), AND NIKOLAUS KUPRIENKO, A MARRIED PERSON (AS TO RESULTANT LOT 1A) ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED, THE SAME TO BE KNOWN AS REPLAT OF KUPRIENKO BENCH VIEW, LOCATED IN A PORTION OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26; THENCE N88°05'45"W ALONG THE LINE COMMON TO SECTIONS 26 AND 35, 1332.96 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 26 AND 35; THENCE N01°01'43"E ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, 231.53 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD PRIEST RIVER ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF OLD PRIEST RIVER ROAD THE FOLLOWING THREE (3) COURSES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT, 219.73 FEET (DELTA = 23°37'17", RADIUS = 532.96, CHORD = N89°15'45"W, 218.17 FEET)
- 2) S12°25'15"W, 13.00 FEET; AND 3) N77°34'45"W, 369.95 FEET TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, ALSO BEING THE WEST LINE OF KUPRIENKO BENCH VIEW, THENCE ALONG SAID WEST LINE OF KUPRIENKO BENCH VIEW, N1°01'43"E, 2199.39 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE ROAD THE FOLLOWING SIX (6) COURSES:
- 1) N89°28'52"E, 137.35 FEET;
- 2) ALONG A TANGENT CURVE TO THE LEFT, 13.73 FEET (DELTA = 1°18'58", RADIUS = 597.96 FEET, CHORD = N88°49'23"E, 13.73 FEET);
- 3) S1°50'06"W, 5.00 FEET;
- 4) ALONG A NON-TANGENT CURVE TO THE LEFT, 158.74 FEET (DELTA = 15°05'02", RADIUS = 602.96 FEET, CHORD = N80°37'23"E, 158.28 FEET);
- 5) N16°55'08"W, 5.00 FEET;
- 6) N73°04'52"E, 292.21 FEET TO A POINT ON THE EAST LINE OF KUPRIENKO BENCH VIEW;

THENCE S01°01'43"W ALONG SAID EAST LINE OF KUPRIENKO BENCH VIEW, 2380.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD PRIEST RIVER ROAD AND THE POINT OF BEGINNING.

PROPOSED METHOD OF DOMESTIC WATER IS INDIVIDUAL WELL.

PROPOSED METHOD OF SEWAGE DISPOSAL IS INDIVIDUAL SEPTIC SYSTEM.

\_\_\_\_\_  
RONALD E. ANEST  
(AS TO RESULTANT LOT 2A AND 2B)

\_\_\_\_\_  
LEANNA K. ANEST  
(AS TO RESULTANT LOT 2A AND 2B)

\_\_\_\_\_  
NIKOLAUS KUPRIENKO  
(AS TO RESULTANT LOT 1A)

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

## OWNER'S ACKNOWLEDGMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD E. ANEST AND LEANNA K. ANEST, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

## OWNER'S ACKNOWLEDGMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NIKOLAUS KUPRIENKO, A MARRIED PERSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME ISSUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

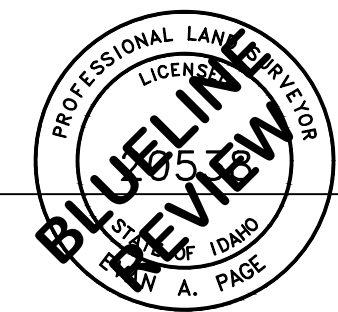
\_\_\_\_\_  
NOTARY PUBLIC

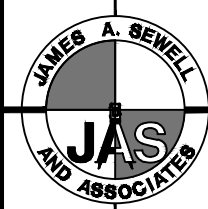
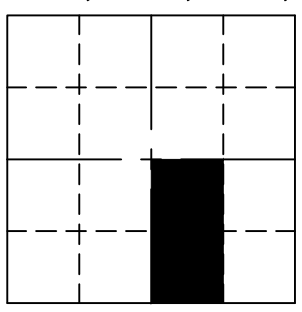
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 26, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., 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.

DATE

\_\_\_\_\_  
EVAN A. PAGE  
PLS No. 20538



SECTION 26, TWP 56N, RNG 5W, B.M.	SHEET TITLE: <b>REPLAT OF KUPRIENKO BENCH VIEW</b>	DATE: 5-3-22
	 <b>James A. Sewell and Associates, LLC</b> CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	SCALE: NO SCALE
		CHECKED: EAP
		CAD FILE NO. KUPRIENKO-REPLAT