



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 # MLD0048-22	RECEIVED: RECEIVED MAY 10 2022 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: GRAND COPPER ESTATES

APPLICANT INFORMATION:

Landowner's name: VALJEAN HOLDINGS LLC		
Mailing address: 2639 E WREN RD		
City: HOLLADAY	State: UT	Zip code: 84117
Telephone:	Fax:	
E-mail:		

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: RAPHAEL BARTA/ AGENT		
Company name: CENTURY 21		
Mailing address:		
City:	State:	Zip code:
Telephone: 208-255-2244	Fax:	
E-mail: RAPHAELB@SANDPOINT.COM		

PARCEL INFORMATION:

Section #: 20212829	Township: 56N	Range: 2E	Parcel acreage: 40.38
Parcel # (s): RP56N02E216301A			
Legal description: 20/21/28/29-56N-2E TAX 10 LESS HWY R/W			
Current zoning: AF10	Current use: AF10-20		
What zoning districts border the project site?			

North:AF10	East:AF10
South:AF10	West:AF10
Comprehensive plan designation:AG/FOR 10-20	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:5AC BARE	
South:HWY 200	
East:95AC BARE	
West:35AC BARE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM SANDPOINT TRAVEL EAST ON HWY 200 FOR 22.1 MILES TO PROPERTY	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.02	1:1
Lot #2	Proposed acreage:10.05	1:1.5
Lot #3	Proposed acreage:10.25	2:1
Lot #4	Proposed acreage:10.07	1.1:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDING A 40.38 AC PARCEL INTO</u>		
<u>4 LOTS OF 10+ ACRES EACH</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>SLOPING UP FROM THE HWY WITH SEVERAL FLAT AREAS FOR BUILDING. TOTAL SLOPE FROM SOUTH TO NORTH ENDS IS 29%</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>SEASONAL STREAM ALONG RIVERINE SHOWN ON APPLICATION MAP</u>
Springs & wells: <u>NONE</u>

Existing structures (size & use): 1 STORAGE SHED NEAR SOUTHERLY BOUNDARY

Land cover (timber, pastures, etc): 50/50 TIMBER TO 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: 16017C1015E

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: PAVED HWY 200 TO PRIVATE EASEMENT (784515) DIRT RD

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 MAPS

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: APPROVED DRAIN FIELD SITES

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 TYPICAL WELLS

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

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:  (RUP) Date: 5-3-22

Landowner's signature: _____ Date: _____

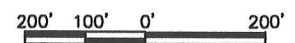
GRAND COPPER ESTATES

SECTIONS 20, 21, 28, 29, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

CENTER CORNER
1.5" ALUM. CAP BY
PLS 974



SCALE 1" = 200'



BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 9905, INST. NO. 784513, 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

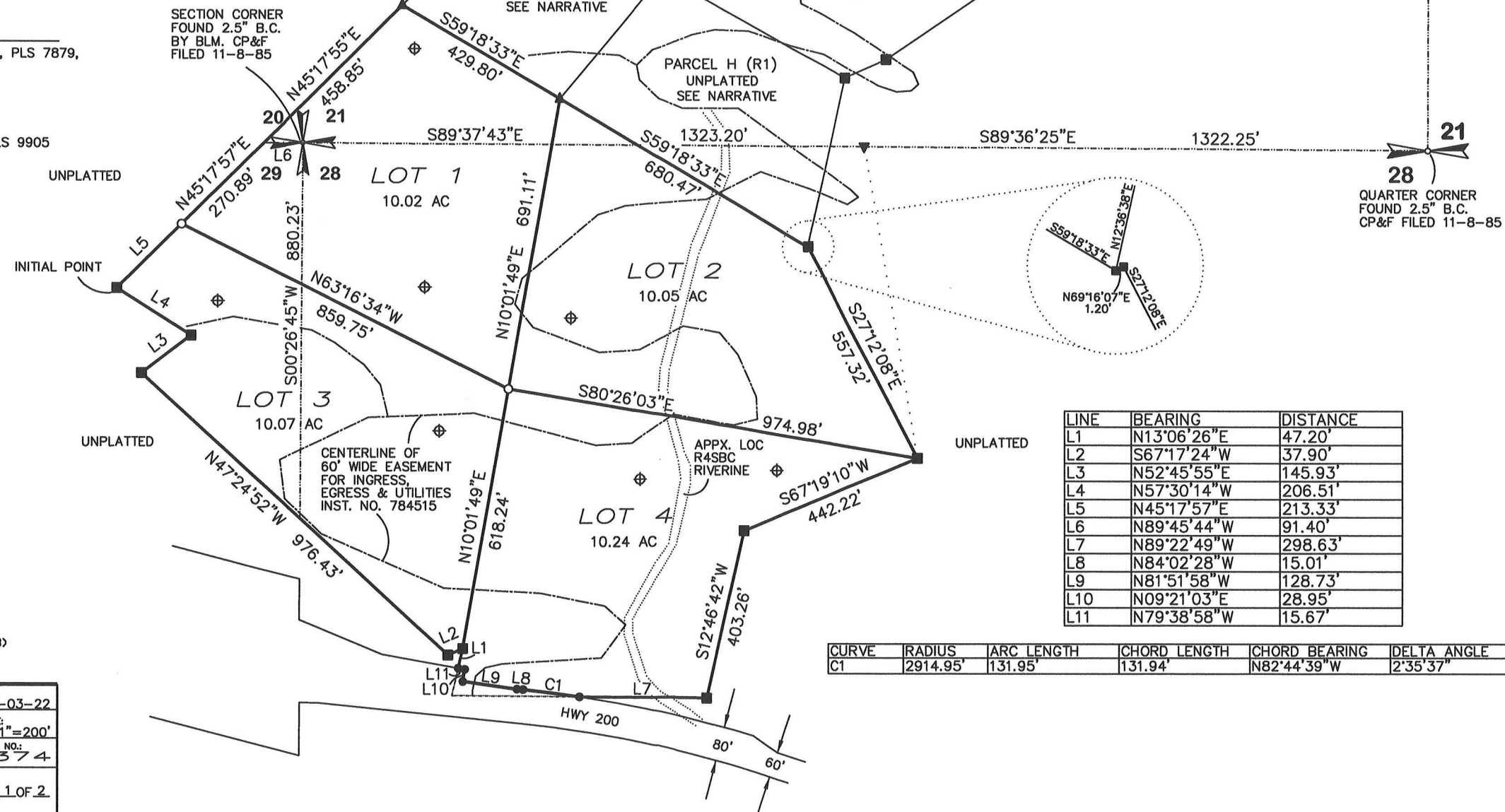
- RECORD OF SURVEY INST. NO. 784513 BY PLS 9905
- RECORD OF SURVEY INST. NO. 683860 BY PLS 974

PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE DIVISION OF A PARCEL INTO 4 LOTS BY MINOR LAND DIVISION. RECORD OF SURVEY INST. NO. 784513 AND DEED INST. NO. 990260 AS WELL AS FOUND MONUMENTS AS SHOWN WERE USED TO DETERMINE THE BOUNDARIES. PARCELS IDENTIFIED AS A THRU J AS SHOWN ON RECORD OF SURVEY INST. NO. 784513 WERE CREATED BY A DOCUMENT TITLED "DECLARATION ADJUSTING BOUNDARY LINES AND CREATING EASEMENTS" RECORDED AT INST. NO. 784514 BY THE PREVIOUS LAND OWNERS

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 2" ALUMINUM CAP, PLS 5361
- ▲ FOUND 1 1/2" ALUMINUM CAP, PLS 9905
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905
- ▼ FOUND 3 1/4" BRASS CAP BY BLM
- ⊕ POTENTIAL BUILDING SITE



LINE	BEARING	DISTANCE
L1	N13°06'26"E	47.20'
L2	S67°17'24"W	37.90'
L3	N52°45'55"E	145.93'
L4	N57°30'14"W	206.51'
L5	N45°17'57"E	213.33'
L6	N89°45'44"W	91.40'
L7	N89°22'49"W	298.63'
L8	N84°02'28"W	15.01'
L9	N81°51'58"W	128.73'
L10	N09°21'03"E	28.95'
L11	N79°38'58"W	15.67'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2914.95'	131.95'	131.94'	N82°44'39"W	2°35'37"



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.

GRAND COPPER ESTATES

DATE: 05-03-22
SCALE: 1"=200'
PROJ. NO.: 1374
SHT. 1 OF 2

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

GRAND COPPER ESTATES

SECTIONS 20, 21, 28, 29, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT VALJEAN HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOWN AS "GRAND COPPER ESTATES", LOCATED IN A PORTION OF SECTIONS 20, 21, 28 & 29, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT CORNER NO. 1 OF THE GRAND COPPER LODE CLAIM AS SHOWN ON THE GENERAL LAND OFFICE (G.L.O.) MINERAL SURVEY NO. 2932-A, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 45° 17' 57" EAST ALONG THE NORTHWESTERLY LINE OF SAID LODE CLAIM, A DISTANCE OF 943.08 FEET; THENCE SOUTH 59° 18' 33" EAST, 1110.27 FEET TO THE EASTERLY LINE OF THE PEND OREILLE LODE CLAIM AS SHOWN ON SAID MINERAL SURVEY; THENCE NORTH 69° 16' 07" EAST, 1.20 FEET TO CORNER NO. 2 OF THE WATCHMAN LODE CLAIM AS SHOWN ON SAID MINERAL SURVEY; THENCE SOUTH 27° 12' 08" EAST ALONG THE NORTHEASTERLY LINE OF SAID LODE CLAIM, A DISTANCE OF 557.32 FEET TO CORNER NO. 3 OF SAID LODE CLAIM; THENCE SOUTH 67° 19' 10" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LODE CLAIM, A DISTANCE OF 442.22 FEET TO SAID EASTERLY LINE OF THE PEND OREILLE LODE CLAIM; THENCE SOUTH 12° 46' 42" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 403.26 FEET TO CORNER NO. 3 OF SAID LODE CLAIM; THENCE NORTH 89° 22' 49" WEST ALONG THE SOUTHERLY LINE OF SAID LODE CLAIM, A DISTANCE OF 298.63 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 200; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES;

- 131.95 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2914.95 FEET (THE CHORD OF WHICH BEARS NORTH 82° 44' 39" WEST, 131.94 FEET);
- NORTH 84° 02' 28" WEST, 15.01 FEET;
- NORTH 81° 51' 58" WEST, 128.73 FEET;
- NORTH 09° 21' 03" EAST, 28.95 FEET;
- NORTH 79° 38' 58" WEST, 15.67 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 13° 06' 26" EAST, 47.20 FEET; THENCE SOUTH 67° 17' 24" WEST ALONG THE SOUTHEASTERLY LINE OF THE WATCHMAN LODE CLAIM, A DISTANCE OF 37.90 FEET TO CORNER NO. 4 OF SAID LODE CLAIM, SAID CORNER BEING ALSO CORNER NO. 3 OF THE PEND OREILLE MILL SITE CLAIM AS SHOWN ON SAID MINERAL SURVEY; THENCE NORTH 47° 24' 52" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PEND OREILLE MILL SITE CLAIM, A DISTANCE OF 976.43 FEET TO CORNER NO. 2 OF SAID MILL SITE CLAIM; THENCE NORTH 52° 45' 55" EAST ALONG THE NORTHWESTERLY LINE OF SAID MILL SITE CLAIM, A DISTANCE OF 145.93 FEET TO CORNER NO. 1 OF SAID MILL SITE CLAIM, BEING A POINT ON THE SOUTHWESTERLY LINE OF SAID GRAND COPPER LODE CLAIM; THENCE NORTH 57° 30' 14" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 206.51 FEET, TO THE INITIAL POINT.

MATTHEW PARKER, PRESIDENT- VALJEAN HOLDINGS LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED MATTHEW PARKER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF VALJEAN HOLDINGS LLC., WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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 _____

NOTES

SUBJECT TO THE FOLLOWING:

- RECORD OF SURVEY RECORDED MAY 26, 1994 AT INST. NO. 446023
- RECORD OF SURVEY RECORDED DECEMBER 10, 2009 AT INST. NO. 784513.
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, CONTAINED IN A DECLARATIONS ADJUSTING BOUNDARY LINES AND CREATING EASEMENTS. RECORDED DECEMBER 10, 2009 AT INST. NO. 784514.
- AN EASEMENT FOR INGRESS, EGRESS & UTILITIES AS SET FORTH IN A GRANT OF RECIPROCAL EASEMENTS. RECORDED DECEMBER 10, 2009 AT INST. NO. 784515.
- RECORD OF SURVEY RECORDED MARCH 27, 2018 AT INST. NO. 919523
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS, CONTAINED IN A SUPPLEMENTAL GRANT OF EASEMENTS. RECORDED MARCH 27, 2018 AT INST. NO. 919524.
- THE RIGHT OF THE PUBLIC IN AND TO ANY PORTION OF THIS PROPERTY LYING WITHIN THE HIGHWAY 200 RIGHT OF WAY.

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 SECTIONS 20, 21, 28 & 29, TOWNSHIP 56 NORTH, RANGE 2 EAST, 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 T. PROVOLT, PLS 7879

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "GRAND COPPER ESTATES" 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 _____

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.20, 21, 28, 29 T.56N, R.2E, B.M.			
20	21		
	■		
28	29		

GRAND COPPER ESTATES

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

DATE: 05-03-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1374
CAD FILE: S-MLD-BARTA
SHT. 2 OF 2