



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 # MLD0049-22	RECEIVED: RECEIVED MAY 10 2022 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: SOUTHSIDE RESERVOIR

APPLICANT INFORMATION:

Landowner's name: FRANK AND CAROL LINSCOTT		
Mailing address: 256 E. TIMBERLINE DRIVE		
City: SABLE	State: ID	Zip code: 83860
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: _____		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 10	Township: 56N	Range: 2W	Parcel acreage: 139.3
Parcel # (s): RP56N02W104202A			
Legal description: 10-56N-2W SWNW, SENW & NESW LESS TAX 4 & LESS R/W; E2NWSW			
Current zoning: R-5 AND COMMERCIAL		Current use: COMMERCIAL	
What zoning districts border the project site?			

North:R-5	East:R-5
South:COMMERCIAL	West:R-5
Comprehensive plan designation: RURAL RES AND COMMERCIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:75 AC GRAVEL PIT	
South:5 AC COMMERCIAL	
East:HYW AND 20AC BARE	
West:10 AC RESIDENTIAL AND COMMERCIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM SANDPOINT TRAVEL SOUTH ON HWY 95 FOR 4 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: 15 AC	1:2
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage: 117.01	N/A
Describe the land division proposal and resulting acreage: <u>CREATING OF A 15 AC LOT AND A 117 AC</u> <u>REMAINDER FROM A 132 AC PARCEL</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 WITH SLIGHT RISE ON NORTH SIDE OF LOT 1. MAX SLOPE OF 8%</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): _____
VACANT LAND

↙ REMAINDER ONLY

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0950E

Other pertinent information (attach additional pages if needed):
— NO WETLANDS ON PROPOSED LOT 1

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, PAVED VARIED WIDTHS AND PIT ROAD

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:
SAGLE VALLEY WATER/SEWER

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: _____

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: SAGLE VALLEY WATER/SEWER

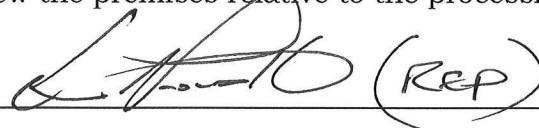
Proposed Community System - List type & proposed ownership: _____

Individual well

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

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: 5.9.22

Landowner's signature: _____ Date: _____

SOUTHSIDE RESERVOIR

SECTION 10, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

FOUND 3 1/4"
ALUM. CAP BY
PLS 813, CP&F
FILED 9-25-84

BASIS OF BEARING

BASIS OF BEARING IS FOUND SECTION MONUMENTS ON THE NORTHERLY BOUNDARY OF SECTION 10 AS SHOWN.

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

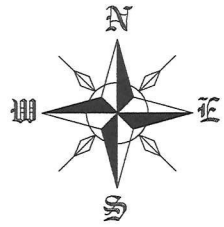
1. RECORD OF SURVEY INST. NO. 680047
2. RECORD OF SURVEY INST. NO. 436504
3. RECORD OF SURVEY INST. NO. 257806
4. PLAT OF PARADISE COVE, BOOK 18 OF PLATS, PAGE 34

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE DIVISION OF A PARCEL INTO A LOT AND A REMAINDER. FOUND SECTION AND PROPERTY MONUMENTS WERE USED TO DETERMINE BOUNDARIES. THE HIGHWAY RIGHT OF WAY WAS DETERMINED BY RECORD OF SURVEY INST. NO. 680047 AND FOUND R/W MONUMENTS.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, CAP ILLEGIBLE
- ▲ SET LATHE ON PROPERTY LINE
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 974
- FOUND HIGHWAY R/W MONUMENT
- ▼ FOUND 1/2" REBAR, NO CAP
- ◆ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 14879
- ◆ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882



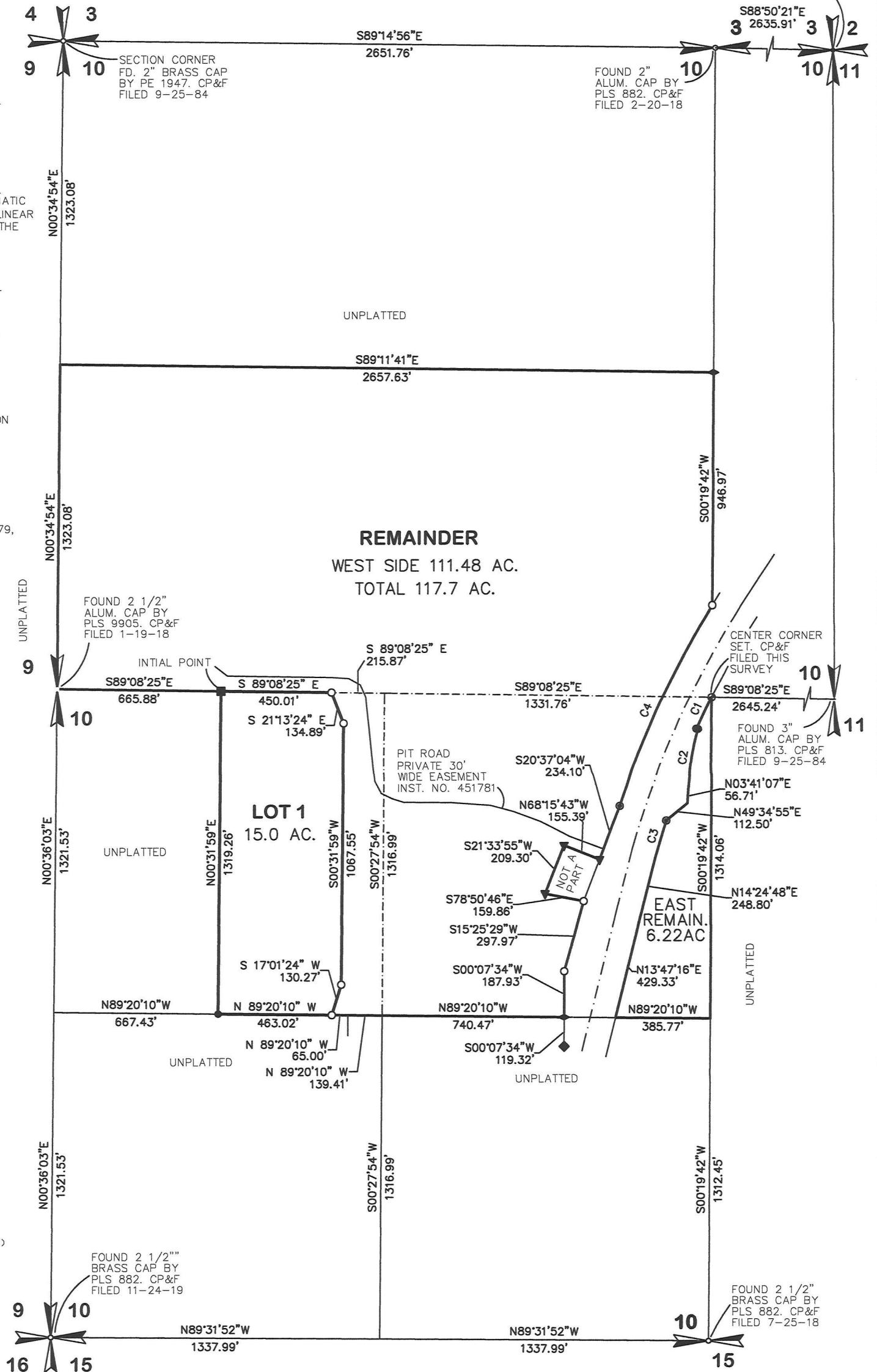
SCALE 1" = 300'

300' 150' 0' 300'



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.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3735.52'	142.64'	142.63'	N25°12'33"E	2°11'16"
C2	1320.86'	249.50'	249.13'	N09°23'05"E	10°49'22"
C3	4566.67'	152.53'	152.53'	N16°44'42"E	1°54'50"
C4	3922.81'	906.46'	904.45'	S24°40'15"W	13°14'23"

SOUTHSIDE RESERVOIR PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DATE: 05-05-22
	SCALE: 1"=100'
	PROJ. NO.: 1253
	SHT. 1 OF 2

SOUTHSIDE RESERVOIR

SECTION 10, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT FRANK E. LINSKOTT AND CAROL LINSKOTT, HUSBAND AND WIFE, WHO ALSO ACQUIRED TITLE AS FRANK LINSKOTT AND CAROL LINSKOTT A MARRIED COUPLE, 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 "SOUTHSIDE RESERVOIR", LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER

EXCEPT ANY EXISTING HIGHWAY RIGHT OF WAY AND ANY COUNTY ROAD RIGHT OF WAY;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS; BEGINNING AT A POINT OF THE WESTERLY RIGHT OF WAY OF HIGHWAY 95, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 10, BEARS SOUTH 16° 34' 15" EAST, A DISTANCE OF 1865.29 FEET; THENCE NORTH 79° 38' 07" WEST, A DISTANCE OF 159.86 FEET; THENCE NORTH 20° 46' 34" EAST, A DISTANCE OF 209.30 FEET; THENCE SOUTH 69° 03' 04" EAST, A DISTANCE OF 155.39 FEET TO SAID WESTERLY RIGHT OF WAY OF HIGHWAY 95; THENCE SOUTH 20° 11' 20" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 179.96 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THOS PORTIONS CONVEYED TO THE STATE OF IDAHO IN THE FOLLOWING DEEDS; 33 OF DEEDS, PAGE 599; 55 OF DEEDS, PAGE 186; 105 OF DEEDS, PAGE 136; 105 OF DEEDS, PAGE 139; AND 105 OF DEEDS, PAGE 141.

LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 36' 03" EAST, 2643.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 08' 25" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 665.88 FEET TO THE NORTHWEST CORNER OF THE EAST HALF-NORTHWEST QUARTER-SOUTHWEST QUARTER, SAID POINT BEING THE INITIAL POINT; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89 DEGREES 08' 25" EAST, 450.01 FEET; THENCE SOUTH 21 DEGREES 13' 24" EAST, 134.89 FEET; THENCE SOUTH 00 DEGREES 31' 59" WEST, 1067.55 FEET; THENCE SOUTH 17 DEGREES 01' 24" WEST, 130.27 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 20' 10" WEST, 463.02 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE ALONG THE WEST LINE OF SAID EAST HALF NORTH 00 DEGREES 31' 59" EAST, 1319.26 FEET TO THE INTIAL POINT.

FRANK E. LINSKOTT (FRANK LINSKOTT)

CAROL LINSKOTT

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED FRANK E. LINSKOTT (FRANK LINSKOTT) AND CAROL LINSKOTT, 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

NOTES

SUBJECT TO THE FOLLOWING;

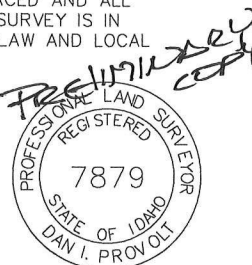
1. AN EASEMENT FOR PUBIC ROAD RIGHT OF WAY, RECORDED DECEMBER 29, 1917 AS INST. NO. 40675.
2. AN EASEMENT FOR PUBLIC HIGHWAY, RECORDED JANUARY 10, 1936 AT INST. NO. 88795.
3. TERMS AND CONDITIONS CONTAINED IN WARRANTY DEED, RECORDED OCTOBER 20, 1951 AT INST. NO. 40116.
4. A RESERVATION OF MINERAL RIGHTS AS CONTAINED IN WARRANTY DEED, RECORDED AUGUST 27, 1953 AT INST. NO. 46840.
5. TERMS AND PROVISIONS, INCLUDING ANY NEGATIVE EASEMENTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS CONTAINED IN A DEED TO THE STATE OF IDAHO, RECORDED OCTOBER 27, 1960 AT INST. NOS. 78012, 78013 & 78014
6. AN EASEMENT FOR RIGHT OF WAY GRANTED TO THE STATE OF IDAHO, RECORDED OCTOBER 27, 1960 AT INST. NO. 78015.
7. AN EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY FOR PUBLIC UTILITIES, RECORDED NOVEMBER 19, 1975 AT INST. NO. 170772.
8. RECORD OF SURVEY RECORDED JULY 22, 1982 AT INST. NO. 257806.
9. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES, RECORDED MAY 4, 1983 AT INST. NO. 269236.
10. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST FOR PUBLIC UTILITIES, RECORDED AUGUST 4, 1983 AT INST. NO. 273409.
11. AN EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY FOR PUBLIC UTILITIES, RECORDED JANUARY 11, 1991 AT INST. NO. 385263.
12. AN UNRECORDED LEASE WITH CERTAIN TERMS, PROVISIONS, AND ANY OPTIONS OR RIGHTS OF FIRST REFUSAL SET FORTH THEREIN, DISCLOSED BY MEMORANDUM OF LEASE, RECORDED FEBRUARY 10, 1993 AT INST. NOS. 419989 & 419990.
13. AN EASEMENT GRANTED TO SOUTHSIDE WATER & SEWER COMPANY FOR THE PURPOSE OF PUBLIC UTILITIES, RECORDED SEPTEMBER 6, 1994 AT INST. NO. 451781.
14. AN EASEMENT GRANTED TO AVISTA CORPORATION FOR THE PURPOSE OF PUBLIC UTILITIES, RECORDED MAY 31, 2000 AT INST. NO. 564442.
15. AN EASEMENT GRANTED TO AVISTA CORPORATION FOR THE PURPOSE OF PUBLIC UTILITIES, RECORDED NOVEMBER 11, 2001 AT INST. NO. 590834.
16. AN EASEMENT RECORDED NOVEMBER 29, 2001 AT INST. NO. 592381.
17. A NOTICE OF INTEREST, RECORDED JUNE 10, 2004 AT INST. NO. 652046.
18. A NOTICE OF INTEREST, RECORDED AUGUST 16, 2004 AT INST. NO. 657054.
19. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES, RECORDED BY A DEED OF DISTRIBUTION ON JULY 8, 2019 AT INST. NO. 941272.
20. RECORD OF SURVEY RECORDED JULY 8, 2021 AT INST. NO. 986944.

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 10, TOWNSHIP 56 NORTH, RANGE 2 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 9th DAY OF May, 2022

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SOUTHSIDE RESERVOIR" 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.10, T.56N., R.2W., B.M. 	SHEET TITLE: SOUTHSIDE RESERVOIR	DATE: 05-05-22 SCALE: NONE DRAWN: JP
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	PROJ. NO: 1253 CAD FILE: S-MLD-LINSKOTT SHT 2 OF 2