

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 # MLD0051-22	RECEIVED: RECEIVED MAY 17 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: COYOTE RIDGE
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APPLICANT INFORMATION:

Landowner's name: TAREK I. SAAB & KATHRYN R. SAAB		
Mailing address: 394 PEAK VIEW DR		
City: SAGLE	State: ID	Zip code: 83860
Telephone: 361-237-8596	Fax:	
E-mail: TAREK@TSAAB.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 #: 34	Township: 56N	Range: 3W	Parcel acreage: 40.111
Parcel # (s): RP56N03W341200A			
Legal description: SW NE S34T56NR3W			
Current zoning: R10	Current use: RURAL RES		
What zoning districts border the project site?			

North:R10	East:R10
South:R10	West:R10
Comprehensive plan designation:RURAL RES.	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:20 AC RESIDENTIAL	
South:230 AC BARE	
East:80 AC BARE	
West:25 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:TAKE HWY 95 SOUTH FOR 8 MILES, TURN RIGHT ON DUFORT RD. TRAVEL 6.5 MILES TO JEWEL LAKE ROAD, TURN LEFT AND TRAVEL 1.5 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:10.00	1:1.2
Lot #2	Proposed acreage:10.12	2.5:1
Lot #3	Proposed acreage:10.00	1:2
Lot #4	Proposed acreage:	1:2.3
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDING A 40.111 ACRE PARCEL INTO FOUR 10 ACRE 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>SLOPES UP FROM NORTH TO SOUTH WITH SEVERAL FLAT AREAS FOR BUILDING. TOTAL SLOPE OF THE PROPERTY IS 14.7%</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>SEASONAL CREEK THROUGH THE SOUTHWEST SECTION AS SHOWN ON APPLICATION MAP</u>
Springs & wells: <u>NONE</u>

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): 70% SMALL GROWTH TIMBER WITH 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: 16017C0925E

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: 60' WIDE R/W, DIRT ROAD (PEAK VIEW DRIVE)

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 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:

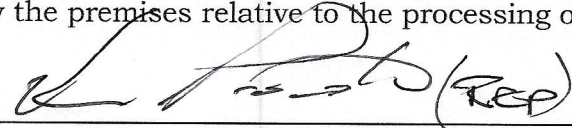
Proposed Community System - List type & proposed ownership:

Individual well typical 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: 5-17-22

Landowner's signature: _____ Date: _____

COYOTE RIDGE

SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE FOUND SECTION 34 MONUMENTS AS SHOWN HEREON.

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. THE PLAT OF BICKISH HEIGHTS, BOOK 12 OF PLATS, PAGE 94, OF RECORDS OF BONNER COUNTY, IDAHO.
2. RECORD OF SURVEY INSTRUMENT NO. 876739, PLS 7879.
3. RECORD OF SURVEY INSTRUMENT NO. 613085, RLS 882.
4. RECORD OF SURVEY INSTRUMENT NO. 558237, PLS 7879.
5. RECORD OF SURVEY INSTRUMENT NO. 882669, PLS 7156.
6. RECORD OF SURVEY INSTRUMENT NO. 804873, PLS 8792.
7. RECORD OF SURVEY INSTRUMENT NO. 400063, PLS 3628.
8. RECORD OF SURVEY INSTRUMENT NO. 667765, PLS 7879.
9. THE PLAT OF CHARBONNEAU ESTATES, BOOK 8 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO.
10. RECORD OF SURVEY INSTRUMENT NO. 940159, PLS 7879.
11. RECORD OF SURVEY INSTRUMENT NO. 940606, PLS 7879.

PURPOSE OF SURVEY/NARRATIVE

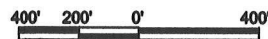
THE PURPOSE OF THIS SURVEY IS TO SHOW THE CREATION OF 4 LOTS FROM A 40+ ACRE PARCEL BY MINOR LAND DIVISION. FOUND SECTION 34 MONUMENTS WERE USED TO BREAK THE SECTION.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 2" ALUM. CAP BY PLS 7879

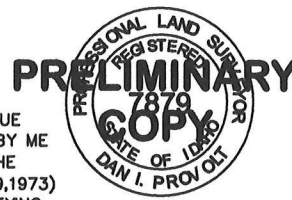


SCALE 1" = 400'



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.



PRELIMINARY COPY

DATE: 05-16-22

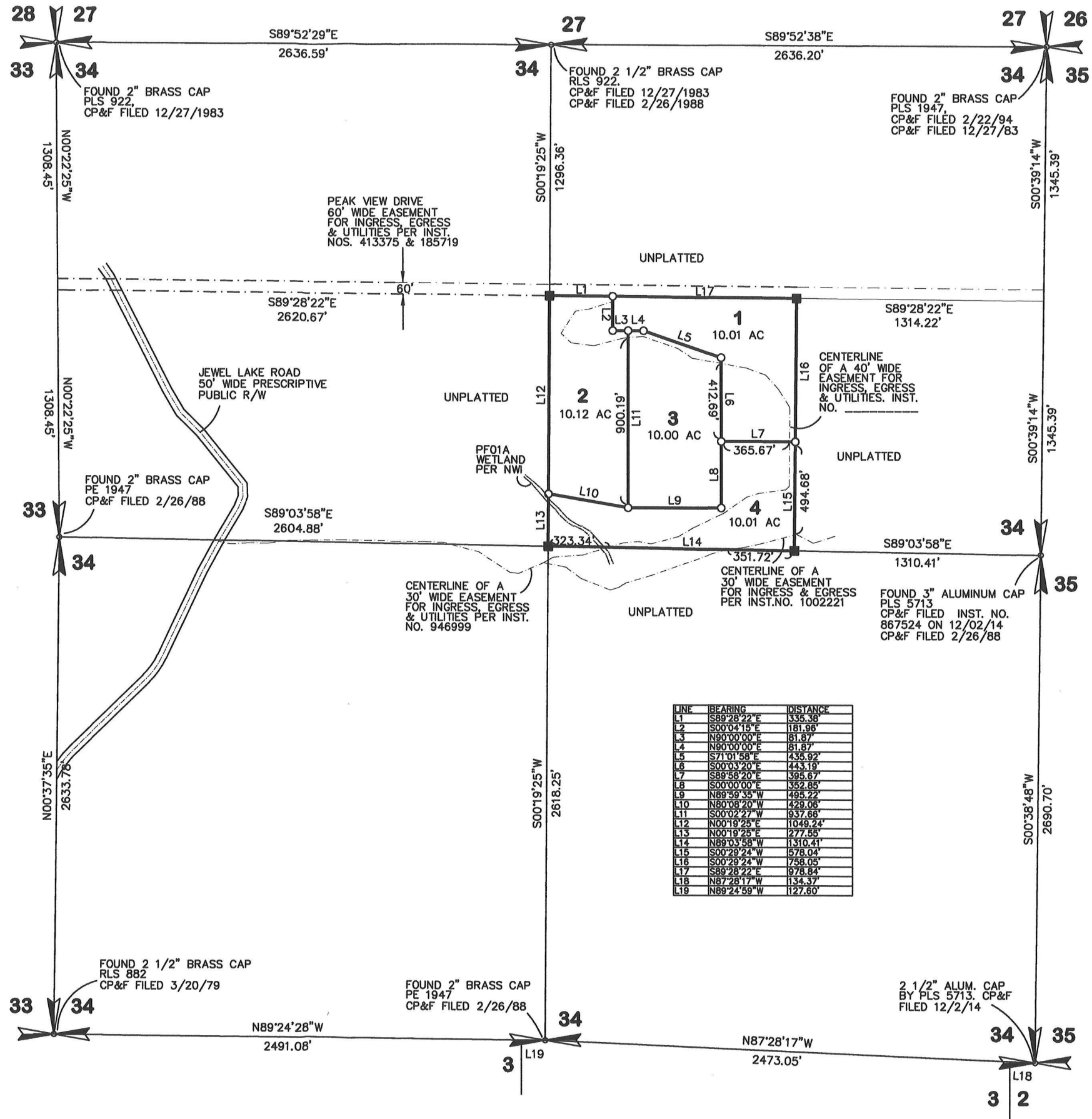
SCALE: 1" = 400'

PROJ. NO.: 1226

SHT. 1 OF 2

COYOTE RIDGE

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



LINE	BEARING	DISTANCE
L1	S89°28'22"E	335.38'
L2	S00°04'15"E	181.96'
L3	N90°00'00"E	81.87'
L4	N90°00'00"E	81.87'
L5	S71°01'58"E	435.92'
L6	S00°03'20"E	443.19'
L7	S89°58'20"E	395.67'
L8	S00°00'00"E	352.85'
L9	N89°59'35"W	495.22'
L10	N80°08'20"W	429.06'
L11	S00°02'27"W	937.66'
L12	N00°19'25"E	1049.24'
L13	N00°19'25"E	277.55'
L14	N89°03'58"W	1310.41'
L15	S00°29'24"W	978.04'
L16	S00°29'24"W	758.05'
L17	S89°28'22"E	978.84'
L18	N87°28'17"W	1134.37'
L19	N89°24'58"W	127.60'

COYOTE RIDGE

SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT TAREK I. SAAB AND KATHRYN R. SAAB, 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 "COYOTE RIDGE", LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TAREK I. SAAB

KATHRYN R. SAAB

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED TAREK I. SAAB AND KATHRYN R. SAAB 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 "COYOTE 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 WATER PIPELINE AND APPURTENANCES RECORDED DECEMBER 30, 1975 AT INST. NO. 171678.
2. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED APRIL 15, 1977 AT INST. NO. 185719.
3. RECORD OF SURVEY RECORDED NOVEMBER 21, 2012 AT INST. NO. 835722.
4. SPECIAL WARRANTY DEED RECORDED DECEMBER 18, 2015 AT INST. NO. 883567.
5. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED OCTOBER 16, 2019 AT INST. NO. 946999.
6. SPECIAL WARRANTY DEED EXECUTED BY NORDIC CRYSTAL FALLS, LLC A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 17, 2022 AT INST. NO. 1002221.

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 34, TOWNSHIP 56 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



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

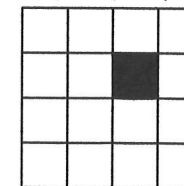
RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

RECORDER'S
CERTIFICATE

S.34, T.56N., R.3W., B.M.



COYOTE RIDGE

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

DATE: 05-16-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1226
CAD FILE: S-MLD-SAAB
SHT. 2 OF 2