



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 # <i>MLP0055-22</i>	RECEIVED: RECEIVED MAY 25 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: <i>SADDLER BASIN</i>
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APPLICANT INFORMATION:

Landowner's name: TIESHA AND ROBERT SADDLER		
Mailing address: 376 ROAD 32		
City: CLARK FORK	State: ID	Zip code: 83811
Telephone: 801-360-9266	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING, INC		
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 #: 3	Township: 54N	Range: 3E	Parcel acreage: <i>15</i>
Parcel # (s): RP54N03E03075 <i>051A</i>			
Legal description: SEE ATTACHED QCD			
Current zoning: R5	Current use: RESIDENTIAL		
What zoning districts border the project site?			

North:R10	East: AF20
South: F40	West:R5
Comprehensive plan designation: RRES	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20 AC BARE AND RESIDENTIAL	
South: STATE LAND	
East: 20 AC RESIDENTIAL	
West: 20 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: CLARK FORK SOUTH ON REVER ROAD 8.2 MILES, TURN RIGHT ON ROAD 32, SOUTH 0.4 MI	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : THREE LOT MLD		
Proposed lots: 3	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5	2:1
Lot #2	Proposed acreage: 5	2:1
Lot #3	Proposed acreage: 5	2:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
STARTING WITH ONE 15 ACRE PARCEL ENDING WITH THREE 5 ACRE LOTS		

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 WITH 1%-4% DOWN SLOPE NORTH AND EAST	
Water courses (lakes, streams, rivers & other bodies of water): _____	
NONE	
Springs & wells: _____	
NONE ON THIS PARCEL	

Existing structures (size & use): _____

2 SMALL YURTS

Land cover (timber, pastures, etc): _____

95% TIMBER 5% MEADOW OR OPEN

Are wetlands present on site? Yes No

Source of information: WETLANDS INV. MAP

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1260E

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:

EXISTING PRIVATE GRAVEL ROADS AS SHOWN ON THE APPLICATION MAP

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.

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: PRIVATE PER PHHEALTH _____

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 PRIVATE 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

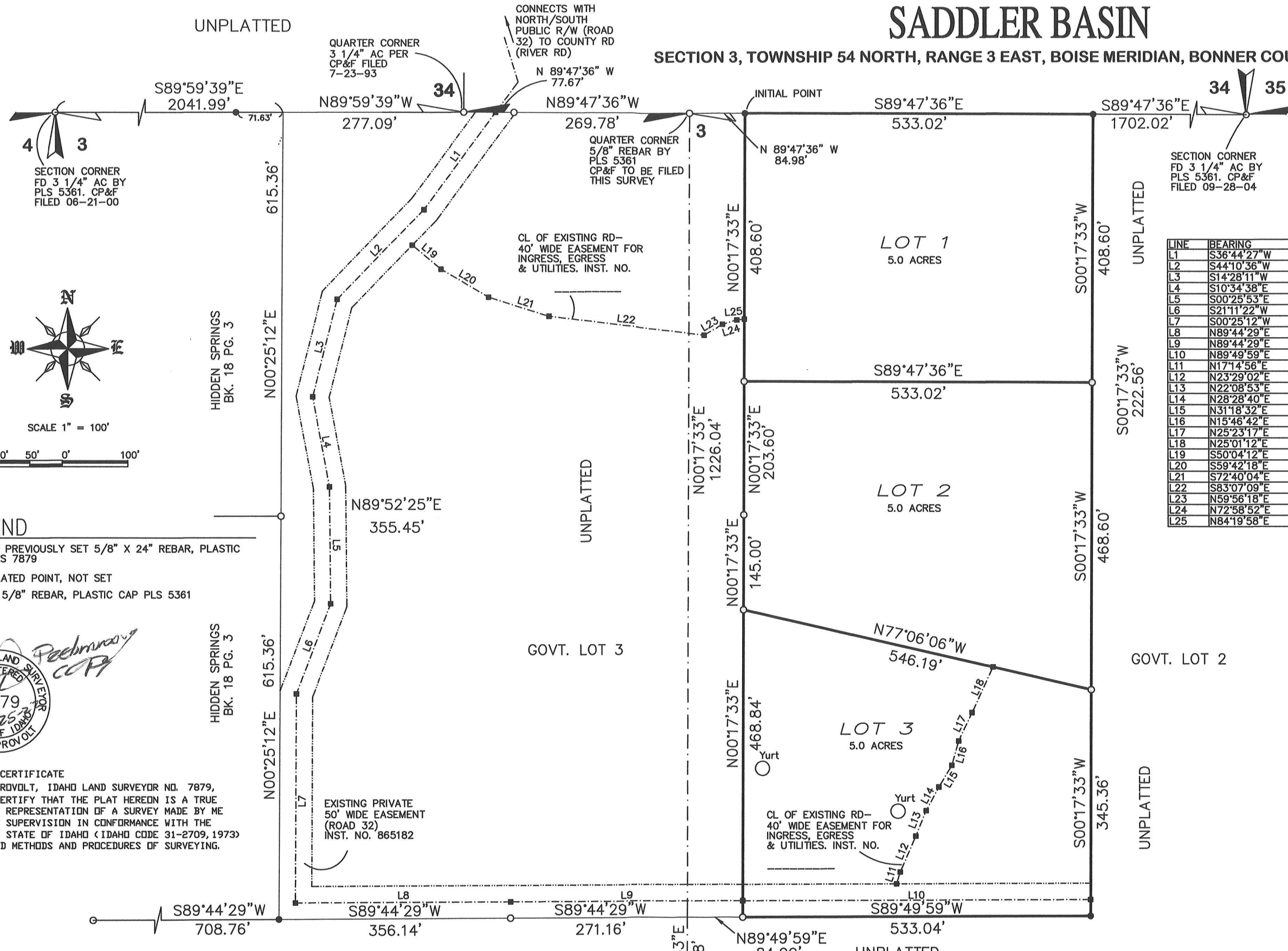
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  (Rep) Date: 5-25-22

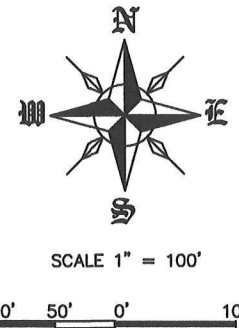
Landowner's signature: _____ Date: _____

SADDLER BASIN

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

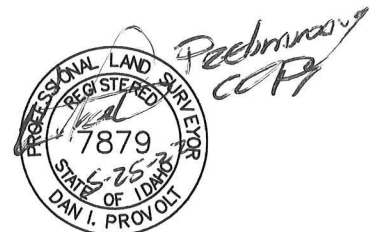


LINE	BEARING	DISTANCE
L1	S36°44'27"W	184.85'
L2	S44°10'36"W	190.45'
L3	S14°28'11"W	153.11'
L4	S10°34'38"E	140.04'
L5	S00°25'53"E	178.31'
L6	S21°11'22"W	147.30'
L7	S00°25'12"W	319.10'
L8	N89°44'29"E	331.11'
L9	N89°44'29"E	356.38'
L10	N89°49'59"E	533.03'
L11	N17°14'56"E	18.94'
L12	N23°29'02"E	59.65'
L13	N22°08'53"E	41.93'
L14	N28°28'40"E	40.91'
L15	N31°18'32"E	38.78'
L16	N15°46'42"E	38.55'
L17	N25°23'17"E	48.08'
L18	N25°01'12"E	76.70'
L19	S50°04'12"E	56.99'
L20	S59°42'18"E	84.98'
L21	S72°40'04"E	97.06'
L22	S83°07'09"E	240.07'
L23	N59°56'18"E	32.76'
L24	N72°58'52"E	22.99'
L25	N84°19'58"E	11.54'



LEGEND

- SET OR PREVIOUSLY SET 5/8" X 24" REBAR, PLASTIC CAP PLS 7879
- CALCULATED POINT, NOT SET
- FOUND 5/8" REBAR, PLASTIC CAP PLS 5361



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.

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY FOR TRUNNELL BY PLS 5361 INST. NO. 865182, RECORDS OF BONNER COUNTY, IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY FOR TRUNNELL BY PLS 5361, INST. NO. 865182, 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.

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE BY MINOR LAND DIVISION, THE PARCEL AS SHOWN HEREON. QCD 974215 AND ADJOINING DEEDS AND FIELD LOCATED MONUMENTS WERE USED TO DETERMINE BOUNDARIES AND EASEMENTS.

SADDLER BASIN

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

DATE: 05-25-22
SCALE: 1"=100'
PROJ. NO.: 1255
SHT. 1 OF 1

SADDLER BASIN

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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT TIESHA SADDLER AND ROBERT SADDLER, 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 "SADDLER BASIN" LOCATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 54 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SECTION SOUTH 89 DEGREES 47' 36" EAST, 84.98 FEET TO THE INITIAL POINT; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTH 89 DEGREES 47' 36" EAST, 533.02 FEET; THENCE SOUTH 00 DEGREES 17' 33" WEST, 1222.55 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 2; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 89 DEGREES 49' 59" WEST, 533.03 FEET; THENCE NORTH 00 DEGREES 17' 33" EAST, 1226.03 FEET TO THE INITIAL POINT.

TIESHA SADDLER
ROBERT SADDLER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED TIESHA SADDLER AND ROBERT SADDLER, 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

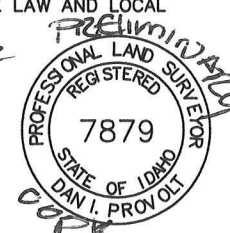
NOTES

- SUBJECT TO THE FOLLOWING:
1. EASEMENT FOR A PIPELINE GRANTED IN DOCUMENT RECORDED MAY 5, 1933 IN BOOK 10 OF MISCELLANEOUS, PAGE 89.
 2. EASEMENT FOR PUBLIC HIGHWAY GRANTED IN DOCUMENT RECORDED JUNE 9, 1934 IN BOOK 54 OF DEEDS, PAGE 20.
 3. A MEMORANDUM OF AGREEMENT FOR THE MAINTENANCE OF WATER SUPPLY RECORDED JANUARY 16, 1991 AS INST. NO. 385466.
 4. EASEMENT FOR AN EXISTING WATER LINE DISCLOSED IN DOCUMENT RECORDED APRIL 26, 2005.
 5. RECORD OF SURVEY RECORDED DECEMBER 9, 2010 AS INST. NO. 802891
 6. A MEMORANDUM OF AGREEMENT FOR THE MAINTENANCE OF WATER SUPPLY RECORDED SEPTEMBER 27, 2011 AS INST. NO. 815805.
 7. RECORD OF SURVEY RECORDED OCTOBER 8, 2014 AS INST. NO. 865182.
 8. ACCESS AND UTILITY EASEMENT GRANTED IN A DOCUMENT RECORDED OCTOBER 9, 2014 AS INST. NO. 865255.
 9. RECORD OF SURVEY RECORDED NOVEMBER 10, 2014 AS INST. NO. 866679.
 10. A CERTIFICATE OF COMPLIANCE ISSUE BY THE BONNER COUNTY PLANNING DEPARTMENT- FILE CC257-14 RECORDED NOVEMBER 19, 2014 AS INST. NO. 867016.
 11. A SCENIC EASEMENT DISCLOSED IN A DOCUMENT RECORDED NOVEMBER 24, 2014 AS INST. NO. 867276.
 12. A ROAD MAINTENANCE AGREEMENT RECORDED FEBRUARY 6, 2016 AS INST. NO. 885207.
 13. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE AS GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED MAY 6, 2016, AS INST. NO. 888607.
 14. A SCENIC EASEMENT DISCLOSED IN A DOCUMENT RECORDED JUNE 21, 2017 AS INST. NOS. 907001, 907002 & 907003.
 15. A DRAINFIELD EASEMENT BY AND BETWEEN DPRKT ENTERPRISES INC. AND JEFF MCCLINTOCK, DATED OCTOBER 2, 2020, RECORDED OCTOBER 2, 2020 AS INST. NO. 966965.
 16. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED DECEMBER 16, 2020 AS INST. NO. 972392.
 17. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES GRANTED IN A DOCUMENT RECORDED JANUARY 20, 2021 AS INST. NO. 974630.
 18. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES GRANTED IN A DOCUMENT RECORDED DECEMBER 20, 2021 AS INST. NO. 997780.

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 3, TOWNSHIP 54 NORTH, RANGE 3 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 25TH DAY OF MAY, 2022
DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SADDLER BASIN" 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.3, T.54N., R.3E., B.M.

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

DATE: 05-25-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1255
CAD FILE: S-PLAT-SADDLER
SHT 2 OF 2