



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 # MLD0057-22	RECEIVED: RECEIVED MAY 26 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Cockatoo Crest
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APPLICANT INFORMATION:

Landowner's name: Scott & Lela Gallert		
Mailing address: 9503 W 464 PR NW		
City: Benton City	State: WA	Zip code: 99320
Telephone: 509-981-4302	Fax: N/A	
E-mail: lgallert@hotmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83809
Telephone: 208-263-4160	Fax: N/A	
E-mail: jowens@jasewell.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 #: 05	Township: 55N	Range: 05W	Parcel acreage: 5.00
Parcel # (s): RP55N05W056600A			
Legal description: 5-55N-5W N2N2SESW			
Current zoning: Rural 5	Current use: Rural Res 5		
What zoning districts border the project site?			

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential	
South: Residential	
East: Residential	
West: Residential	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Take Hwy 41 North, Turn West onto Hood Doo Loop, proceed roughly 3 miles turn West on to Pet Tree Lane and the parcel will be immediately on the left.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.06	
Lot #2	Proposed acreage: 5.00	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Split of 10.06 acre parcel in to two lots, including easements</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:	
Flat.	
Water courses (lakes, streams, rivers & other bodies of water):	
N/A.	
Springs & wells: N/A.	

Existing structures (size & use): 1 Shop, 1 Pumphouse, 1 storage shed

Land cover (timber, pastures, etc): Timbered.

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0865E

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: Pet Tree Lane is a private road.

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:

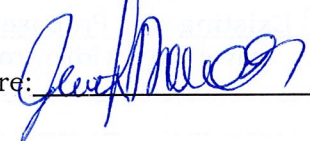
Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
50' Prescriptive Easement

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Septic tank and drainfield</u>
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> Each lot will be required to drill their own well per State Standards.
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? <small>Avista</small>	

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: 5/25/2022
Representative

Landowner's signature: _____ Date: _____

COCKATOO CREST

SECTION 5, TOWNSHIP 55 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "COCKATOO CREST", 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT, SCOTT C. GALLERT AND LELA C. GALLERT, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTIES DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "COCKATOO CREST", LOCATED IN A PORTION OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5.

SUBJECT TO THE HOO DOO LOOP ROAD RIGHT-OF-WAY.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS.

LELA C. GALLERT

SCOTT C. GALLERT

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 SCOTT C. GALLERT AND LELA C. GALLERT, 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

SUBJECT TO THE FOLLOWING

PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE A TITLE & ESCROW CO. FILE NO. 22445911, DATED 2-17-22.

106 THE RIGHT OF THE PUBLIC FOR EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC ROADS
RECORDED: JANUARY 17, 1940, BK 62 OF DEEDS, PG 86
131186 25' WIDE ROAD EASEMENT ALONG NORTH LINE
RECORDED: JANUARY 7, 1971

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

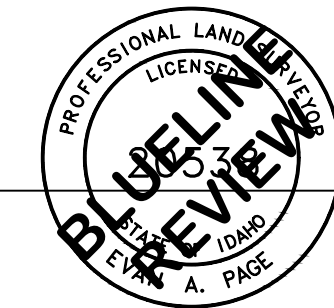
RECORDER'S
CERTIFICATE

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 5, TOWNSHIP 55 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

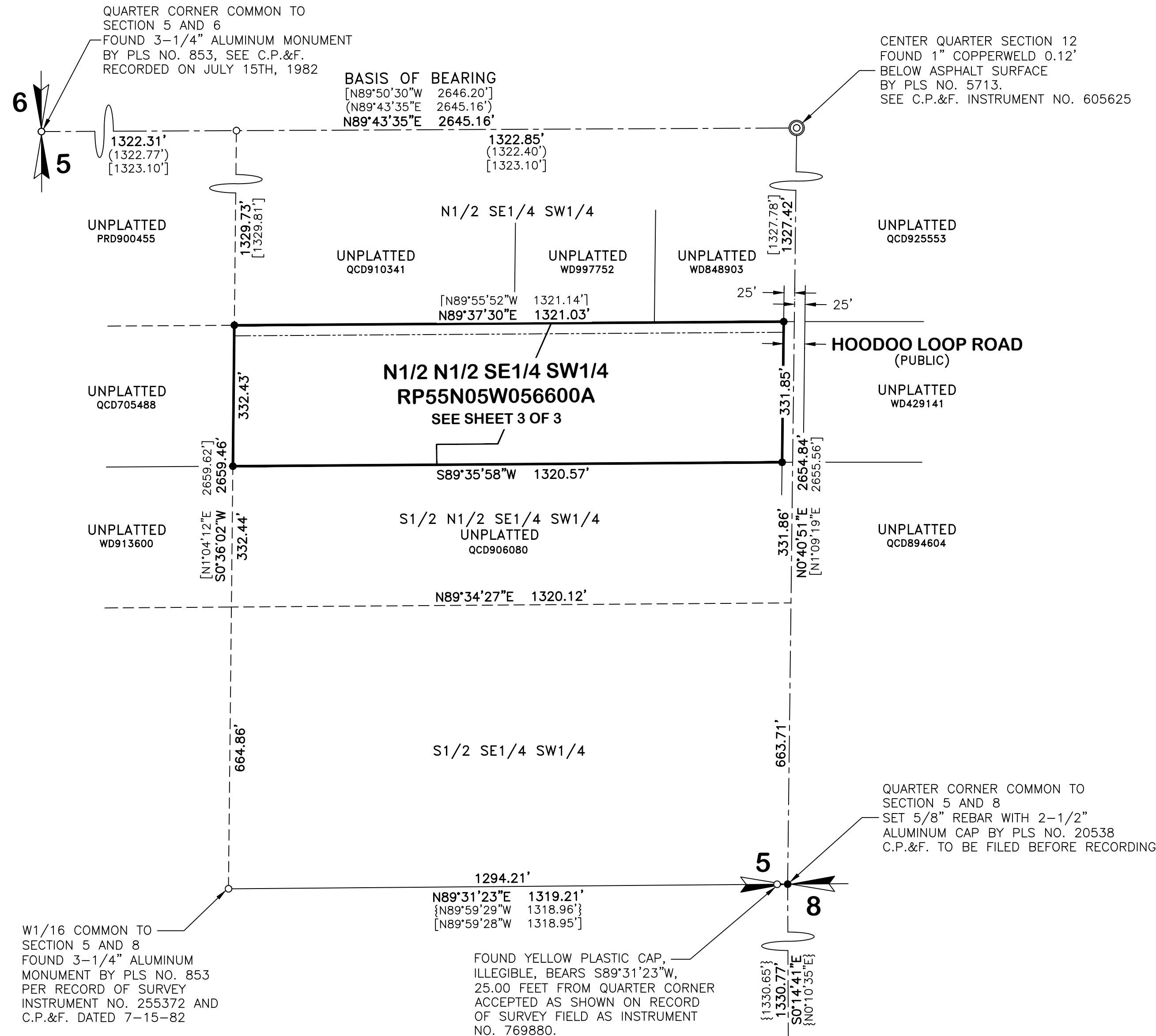
EVAN A. PAGE
PLS No. 20538



SECTION 5, TWP 55N, RNG 5W, B.M.	SHEET TITLE: COCKATOO CREST	DATE: 4-26-22
		SCALE: NONE
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
		CHECKED: EAP
		PROJ. NO.: 07194-22-001
		CAD FILE NO.: GALLERT-MLD-2022
		SHT. 1 OF 3

COCKATOO CREST

SECTION 5, TOWNSHIP 55 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

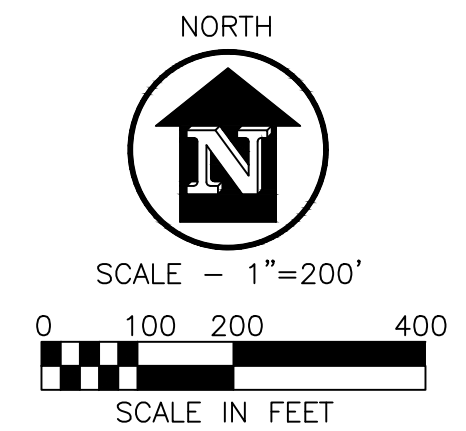


SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS IDENTIFY AND MONUMENT THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP55N05W056600A AND TO DIVIDE SAID PARCEL INTO TWO (2) INDIVIDUAL LOTS AS SHOWN HEREON.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 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.

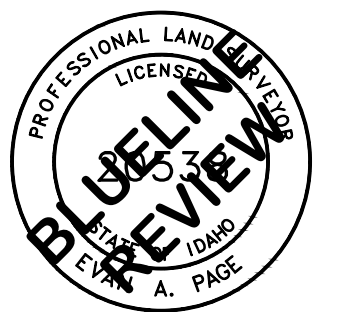


LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- FOUND REBAR WITH ALUMINUM CAP, PLS NO. 6019, UNLESS OTHERWISE NOTED
- () INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 13228, RECORDED AS INSTRUMENT NO. 892113. RECORDS OF BONNER COUNTY, IDAHO.
- [] INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 882, RECORDED AS INSTRUMENT NO. 400150. RECORDS OF BONNER COUNTY, IDAHO.
- { } INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 853, RECORDED AS INSTRUMENT NO. 255372. RECORDS OF BONNER COUNTY, IDAHO.

BASIS OF BEARING

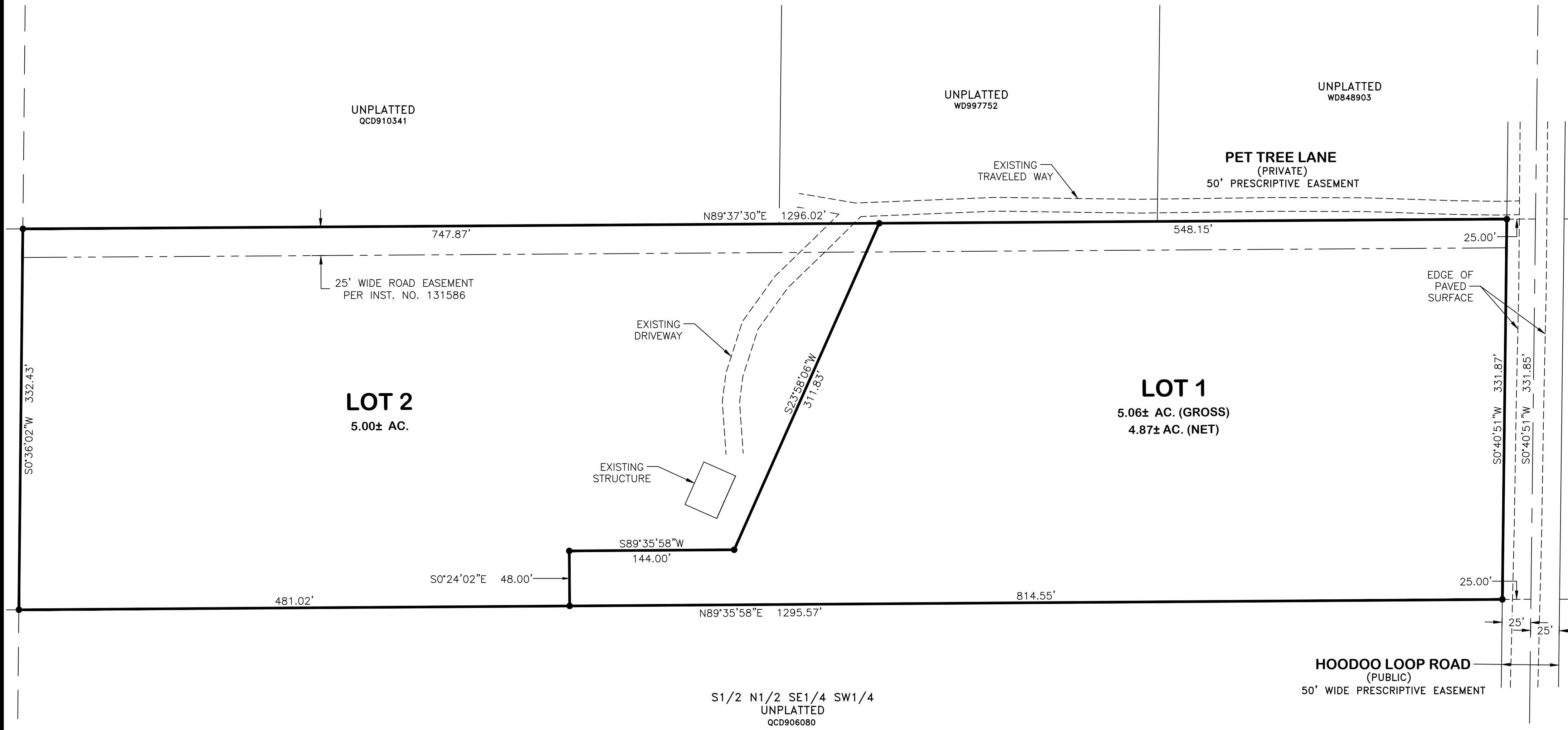
THE BEARING FROM THE WEST QUARTER CORNER TO THE CENTER OF SECTION AS SHOWN ON RECORD OF SURVEY BY PLS NO. 13228. RECORDED NOVEMBER 9TH, 2000 AS INSTRUMENT NO. 892113. RECORDS OF BONNER COUNTY, IDAHO.



SECTION 5, TWP 55N, RNG 5W, B.M.	SHEET TITLE: COCKATOO CREST	DATE: 4-26-22
		SCALE: 1"=200'
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
		CHECKED: EAP
		PROJ. NO.: 07194-22-001
		CAD FILE NO. GALLERT-MLD-2022
		SHT. 2 OF 3

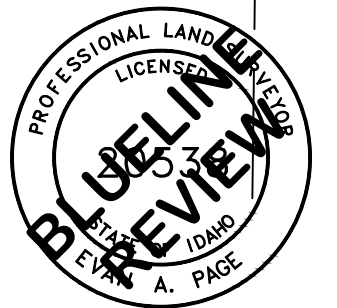
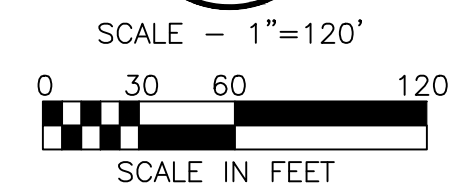
COCKATOO CREST

SECTION 5, TOWNSHIP 55 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



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- { } INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 853, RECORDED AS INSTRUMENT NO. 255372. RECORDS OF BONNER COUNTY, IDAHO.
- EDGE OF ROADWAYS AND DRIVEWAYS AS LOCATED IN THE FIELD



SECTION 5, TWP 55N, RNG 5W, B.M.	SHEET TITLE:	DATE:
	COCKATOO CREST	4-26-22
	James A. Sewell and Associates, LLC	SCALE:
	CONSULTING ENGINEERS	1"=60'
NEWPORT, WASHINGTON, 99156, (509)447-3626		DRAWN:
		JMB
		CHECKED:
		EAP
		PROJ. NO.:
		07194-22-001
		CAD FILE NO.:
		GALLERT-MLD-2022
		SHT. 3 OF 3