

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 # MLD0059-22	RECEIVED: RECEIVED JUN 03 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wood View Acres

APPLICANT INFORMATION:

Landowner's name: Jacob Gabell		
Mailing address: 432 Wood View Road		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 541-570-5518	Fax:	
E-mail: jacob.gabell@gmail.com		

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 #: 18	Township: 57N	Range: 2W	Parcel acreage: 6.27
Parcel # (s): RP57N02W187375A			
Legal description: 18-57N-2W NWNESE S & W OF ACCESS RD CPWRS			
Current zoning: Suburban		Current use: Suburban Growth Area	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Suburban Growth Area	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential, 4.04 acres	
South: Residential, 9.57 acres	
East: Residential, 10.52 acres	
West: Residential, 4.76 acres	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?: Sandpoint	
Detailed Directions to Site: Baldy Mountain Road to Wood View, 1/2 mile down Wood View then the house is on the right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : Lot split into four lots.		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 1.06	
Lot #2	Proposed acreage: 1.0	
Lot #3	Proposed acreage: 1.0	
Lot #4	Proposed acreage: 3.49	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Original parcel of 6.27 acres, lot split into four lots resulting in a 1.06 acre lot, 1.0 acre lot, 1.0 acre lot, and a 3.49 acre lot.		

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: Some slope along the northwester side, lot 1, of 15% or less. The remainder of the property is relatively flat.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
None	
Springs & wells: _____	
None	

Existing structures (size & use): _____
One single family dwelling, 2000 Square feet. One detached garage 20x25 feet.

Land cover (timber, pastures, etc): _____
Mostly timber with some cleared ares and access paths.

Are wetlands present on site? Yes No

Source of information:

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0715E

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: Public gravel and dirt road, privatively maintained. 60 and 100 foot wide right of way, travel way of 25 feet.

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.
None

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: Individual septic and drain fields on each lot. _____

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: Shared well to serve lots 1, 2 and 3 _____
- Individual well Individual well on lot 4 will continue to serve lot 4 _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Lot 4 individual well to serve lot 4 at 6 GPM. Shared well to serve lots 1-3, to be drilled summer of 2022. _____

Which power company will serve the project site? Avista

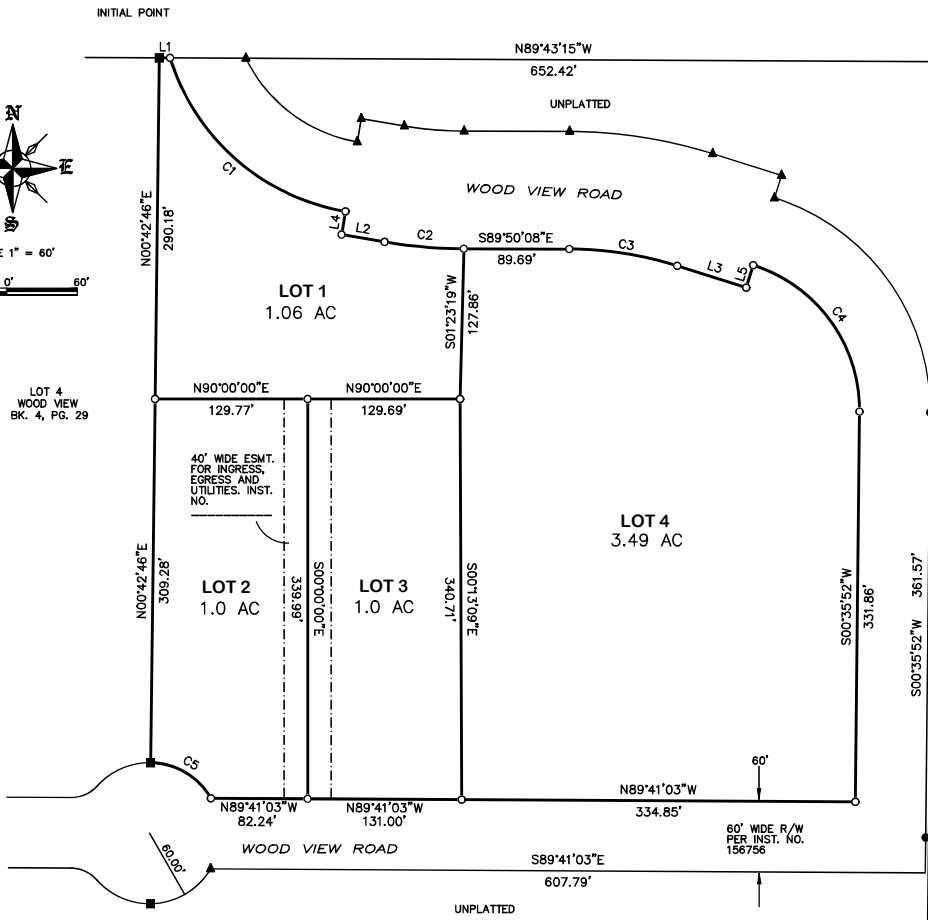
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Jake Gabell Digitally signed by Jake Gabell
Date: 2022.06.02 10:08:39 -0700 _____ Date: 6/2/2022

Landowner's signature: _____ Date: _____

WOOD VIEW ACRES

SECTION 18, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



QUARTER CORNER
3 1/4" A.C. BY PLS
5087, CP&F FILED
3-29-94

SECTION CORNER
FOUND 3" AXLE,
CP&F FILED
12-15-95

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 5087, RECORDED AS INST. NO. 422789, 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

1. RECORD OF SURVEY INST. NO. 422789
2. WOOD VIEW PLAT, BK. 4 OF PLATS, PG. 29, RECORDS OF BONNER CO.
3. HUGHES HEIGHTS, BK. 8 OF PLATS, PG. 120, RECORDS OF BONNER CO.

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE CREATION OF FOUR (4) LOTS BY MINOR LAND DIVISION. SURVEYS OF RECORD AND DEED INST. NO. 991711 WERE USED TO DETERMINE THE BOUNDARIES OF THIS PARCEL AND ADJACENT PARCELS SHOWN.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5087

LINE	BEARING	DISTANCE
L1	S89°43'15"E	9.10
L2	S80°20'38"E	37.22
L3	S72°28'08"E	81.51
L4	S09°59'22"W	20.00
L5	N17°30'52"E	20.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	169.60	208.65	198.28	S48°49'04"E	83°03'08"
C2	408.10	67.61	67.53	S85°05'23"E	9°29'30"
C3	308.10	93.30	92.94	S81°09'38"E	17°21'00"
C4	129.20	164.80	153.85	S35°56'38"E	73°05'00"
C5	60.00	82.42	59.64	N59°29'14"W	59°36'22"

WOOD VIEW ACRES

DATE: 11-18-22
SCALE: 1" = 60'
PROJ. NO.: 1370
SHT. 1 OF 2

SURVEYOR'S CERTIFICATE
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREIN 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.



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

WOOD VIEW ACRES

SECTION 18, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JACOB DAVID ALLEN GABELL AND MERIBETH GABELL, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 "WOOD VIEW ACRES", LOCATED IN A PORTION OF THE THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

LESS THAT PORTION LYING NORTHERLY OF THE ACCESS ROAD DESCRIBED IN RIGHT OF WAY DEED, DOCUMENT NO. 156756 AND

ALSO LESS THE EASTERLY 3 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND

ALSO LESS ANY PORTION LYING WITHIN THE ROAD RIGHT OF WAY KNOWN AS WOOD VIEW ROAD.

JACOB DAVID ALLEN GABELL

MERIBETH GABELL

NOTES

SUBJECT TO THE FOLLOWING:

1. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PROVIDED IN DOCUMENT RECORDED JUNE 14, 1973 AS INST. NO. 149954.
2. AN EASEMENT FOR RIGHT OF WAY GRANTED IN A DOCUMENT RECORDED APRIL 17, 1974 AS INST. NO. 156756.
3. RECORD OF SURVEY RECORDED APRIL 13, 1993 AS INST. NO. 422789.
4. AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED JULY 28, 1993 AS INST. NO. 428964.

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

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 18, TOWNSHIP 57 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 ___ DAY OF _____, 20__.

DAN I. PROVOLT, PLS 7879



ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED JACOB DAVID ALLEN GABELL AND MERIBETH GABELL, 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 "WOOD VIEW ACRES" 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

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.18, T.57N, R.2W, B.M.			

WOOD VIEW ACRES		DATE: 11-18-22
PROVOLT LAND SURVEYING, INC		SCALE: NONE
P.O. BOX 580 PONDERAY, ID. 83852		DRAWN: JP
(208) 290-1725		PROJ. NO.: 1370
		GRID FILE: S-18-GABELL
		SHT. 2 OF 2