

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0059-22

RECEIVED:

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SEP 14 2022

BONNER COUNTY  
PLANNING DEPARTMENT

### 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:  No:  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 two lots.

Proposed lots:

Depth to Width Ratio (D:W)

Lot #1 Proposed acreage: 3.49

Lot #2 Proposed acreage: 3.08

Lot #3 Proposed acreage:

Lot #4 Proposed acreage:

Remainder Proposed acreage:

N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_

Original parcel of 6.27 acres, lot split into two lots resulting in a 3.49 acre lot, 3.08 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: \_\_\_\_\_

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Individual wells on each lot \_\_\_\_\_

Which power company will serve the project site? Avista

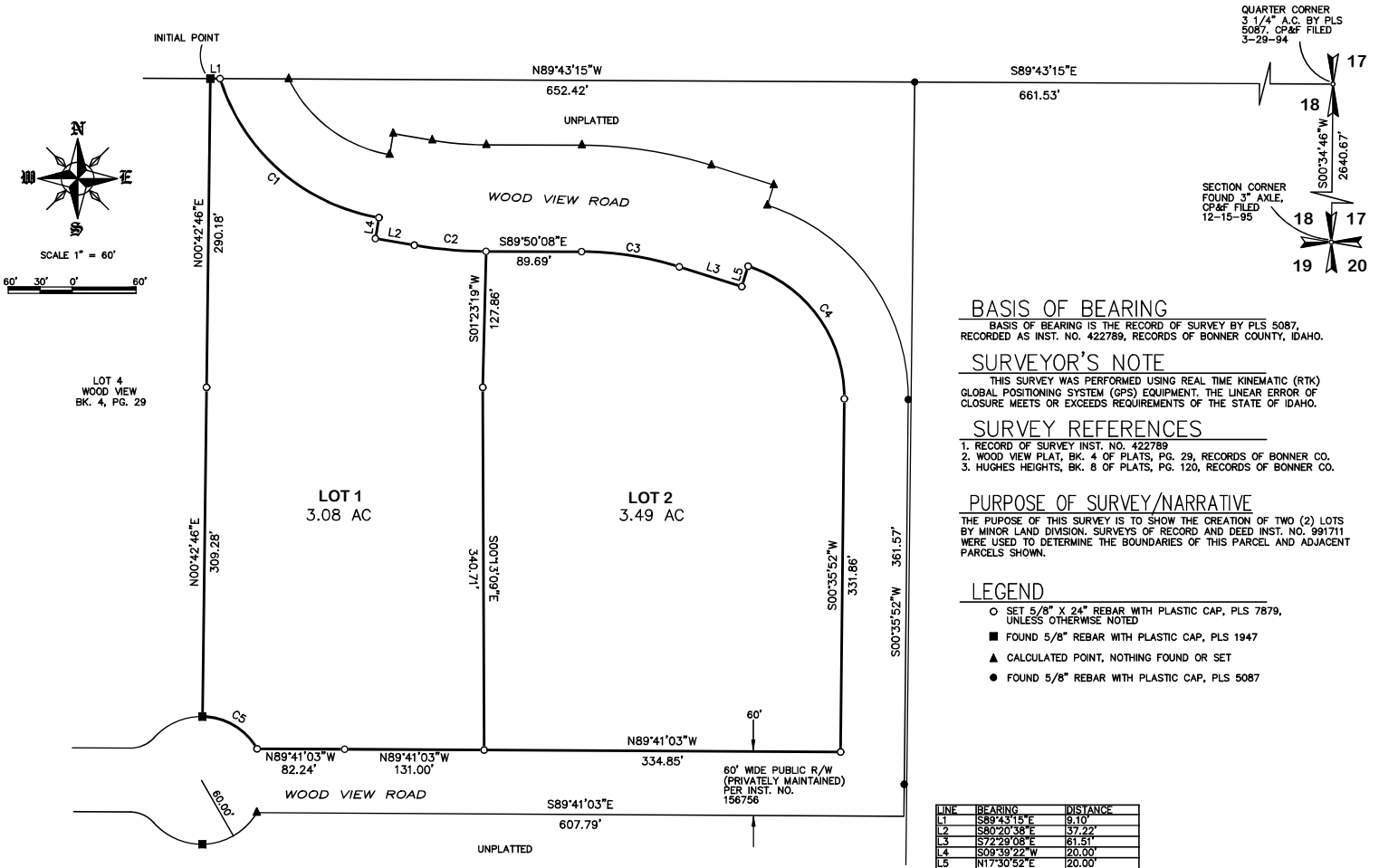
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Jake Gabell Digitally signed by Jake Gabell  
Date: 2022.09.14 13:12:15 -0700 Date: 9/14/2022

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# WOOD VIEW ACRES

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



## 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 TWO (2) 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	169.80	208.65	198.28	S48°49'04"E	83°03'08"
C2	408.10	67.81	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	59.84	N59°29'14"W	59°36'22"

## WOOD VIEW ACRES

DATE: 08-14-22  
 SCALE: 1" = 60'  
 PROJ. NO.: 1370  
 SHT. NO. 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:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, PLAT OF WOOD VIEW AS RECORDED IN BOOK 4 OF PLATS, PAGE 29 RECORDS OF BONNER COUNTY, IDAHO THENCE SOUTH 89 DEGREES 43' 15" EAST, 9.10 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF A COUNTY ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWELVE (12) COURSES:

- 208.65 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 189.60 (THE CHORD OF WHICH BEARS SOUTH 48 DEGREES 49' 04" EAST, 198.28 FEET);
- SOUTH 09 DEGREES 39' 22" WEST, 20.00 FEET;
- SOUTH 80 DEGREES 20' 38" EAST, 37.22 FEET;
- 67.61 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 408.10 FEET (THE CHORD OF WHICH BEARS SOUTH 85 DEGREES 09' 23" EAST, 67.53 FEET);
- SOUTH 89 DEGREES 50' 08" EAST, 89.69 FEET;
- 93.30 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 308.10 FEET (THE CHORD OF WHICH BEARS SOUTH 81 DEGREES 09' 38" EAST, 92.94 FEET);
- SOUTH 72 DEGREES 29' 08" EAST, 61.51 FEET;
- NORTH 17 DEGREES 30' 52" EAST, 20.00 FEET;
- 164.80 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 129.20 FEET (THE CHORD OF WHICH BEARS SOUTH 35 DEGREES 56' 38" EAST, 153.85 FEET);
- SOUTH 00 DEGREES 35' 52" WEST, 331.86 FEET;
- NORTH 89 DEGREES 41' 03" WEST, 548.09 FEET;
- 62.42 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET (THE CHORD OF WHICH BEARS NORTH 59 DEGREES 29' 14" WEST, 59.64 FEET);

THENCE NORTH 00 DEGREES 42' 46" EAST, 599.46 FEET TO THE INITIAL POINT.

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

JACOB DAVID ALLEN GABELL

MERIBETH GABELL

## 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

## NOTES

SUBJECT TO THE FOLLOWING:

- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PROVIDED IN DOCUMENT RECORDED JUNE 14, 1973 AS INST. NO. 148954.
- AN EASEMENT FOR RIGHT OF WAY GRANTED IN A DOCUMENT RECORDED APRIL 17, 1974 AS INST. NO. 156756.
- RECORD OF SURVEY RECORDED APRIL 13, 1993 AS INST. NO. 422789.
- AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED JULY 28, 1993 AS INST. NO. 428964.

## 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



## 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

## 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.

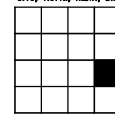
INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER BY DEPUTY

RECORDER'S  
CERTIFICATE

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



WOOD VIEW ACRES

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

DATE: 10-14-22  
SCALE: NONE  
DRAWN: JP  
PROV. NO.: 1370  
GEO. REL.: S-M-D-GABELL  
SHEET 2 OF 2