



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>MLD 0061-22</i> | RECEIVED: RECEIVED JUN 15 2022 BONNER COUNTY PLANNING DEPARTMENT |
|------------------------------|---|

PROJECT DESCRIPTION:

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|---|
| Name of Minor Land Division plat:HUSMAN RIDGE |
|---|

APPLICANT INFORMATION:

| | | |
|--|----------|----------------|
| Landowner's name:MATTHEW J. HUSMAN | | |
| Mailing address:13212 CHEYENNE MT. DRIVE | | |
| City:BAKERSFIELD | State:CA | Zip code:93314 |
| Telephone:214-674-2020 | Fax: | |
| E-mail:MJHUSMAN@GMAIL.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 #:2 | Township:57N | Range:1W | Parcel acreage:12.52 |
| Parcel # (s):RP57N01W027101A | | | |
| Legal description:2-57N-1W SWSE LYING S & W OF RD & TAX 12 | | | |
| Current zoning:R-5 | | Current use:RESIDENTIAL | |
| What zoning districts border the project site? | | | |

| | |
|---|----------|
| North:R-5 | East:R-5 |
| South:R-10 | West:R-5 |
| Comprehensive plan designation:RR 5-10 | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North:5-6AC RESIDENTIAL | |
| South:500AC RESIDENTIAL | |
| East:6AC RESIDENTIAL | |
| West:6-36AC RESIDENTIAL/BARE | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site:FROM SANDPOINT HEAD NORTH ON HWY 2 FOR 0.7 MILES, CONTINUE ONTO HWY 200 AND TRAVEL 7.2 MILES EAST, TURN RIGHT ON SUNNYSIDE ROAD AND TRAVEL 1.5MILES | |
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| | |

ADDITIONAL PROJECT DESCRIPTION:

| | | |
|--|--------------------------|----------------------------|
| Existing plat recording information: | | |
| This application is for : | | |
| Proposed lots: | | Depth to Width Ratio (D:W) |
| Lot #1 | Proposed acreage: 6.75AC | 1:3 |
| Lot #2 | Proposed acreage:5.02 AC | 1:2.5 |
| Lot #3 | Proposed acreage: | |
| Lot #4 | Proposed acreage: | |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: <u>SPLITTING A 11.78 AC PARCEL INTO 2 LOTS OF 5.02 ACRES AND 6.75 ACRES</u> | | |
| | | |
| | | |

SITE INFORMATION:

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| 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 UPHILL FROM SUNNYSIDE ROAD. 9% MAXIMUM SLOPE. MULTIPLE FLAT AREAS FOR BUILDING.</u> |
| |
| |
| |
| Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u> |
| |
| |
| |
| Springs & wells: <u>1 WELL CURRENTY LOCATED ON PROPOSED LOT 2</u> |
| |
| |

Existing structures (size & use): ONE HOUSE LOCATED ON PROPOSED LOT 2

Land cover (timber, pastures, etc): MOSTLY BARE WITH SOME TIMBER ON NORTH AND EAST SIDES

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0750E

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: 50' WIDE PUBLIC R/W (SUNNYSIDE RD) GRAVEL SURFACE

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: | |
| <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>STORAGE AND DRAINFIELDS</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> 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? <u>AVISTA</u> | |

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: Matthew Husman Date: _____

Landowner's signature: _____ Date: _____

HUSMAN RIDGE

SECTION 2, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



SCALE 1" = 150'
150' 75' 0' 150'

LEGEND

- PREVIOUSLY SET 5/8"X24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, RW MON, PER RECORD OF SURVEY INST. 495474
- ▲ FOUND 5/8" REBAR PLS 974 PER RECORD OF SURVEY FILED 5/15/1980
- ⊠ SET 5/8"X24" REBAR WITH PLASTIC CAP, PLS 7879
- CALCULATED POINT NOT SET

BASIS OF BEARING

FROM RECORD OF SURVEY INSTRUMENT NO. 935921.

SURVEYOR'S NOTE

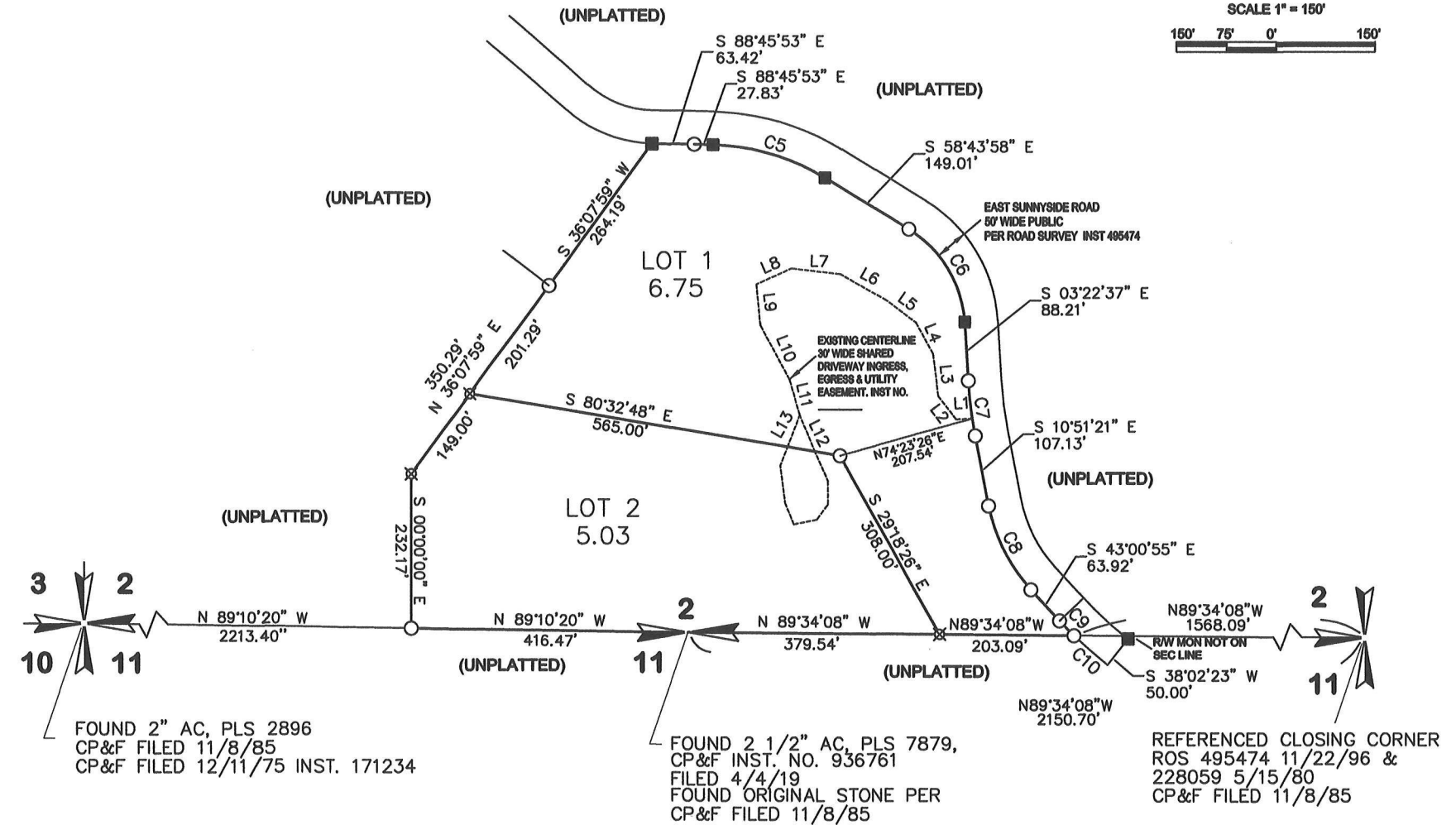
THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY INSTRUMENT 495474, RECORDS OF BONNER COUNTY, IDAHO.
2. RECORD OF SURVEY INSTRUMENT 209368, PLS 974, RECORDS OF BONNER COUNTY, IDAHO.
3. RECORD OF SURVEY INSTRUMENT 559553, PLS 5361, RECORDS OF BONNER COUNTY, IDAHO.

PURPOSE OF SURVEY/ NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE DIVISION OF A 11.78 ACRE PARCEL INTO 2 LOTS BY MINOR LAND DIVISION. SECTION BREAKDOWN AND PREVIOUSLY SET MONUMENTS AS SURVEYED TO THE WEST, NORTH AND EAST ADJOINERS WERE USED FOR CALCULATIONS AND ROAD LOCATION ON THIS PLAT.



FOUND 2" AC, PLS 2896
CP&F FILED 11/8/85
CP&F FILED 12/11/75 INST. 171234

FOUND 2 1/2" AC, PLS 7879,
CP&F INST. NO. 936761
FILED 4/4/19
FOUND ORIGINAL STONE PER
CP&F FILED 11/8/85

REFERENCED CLOSING CORNER
ROS 495474 11/22/96 &
228059 5/15/80
CP&F FILED 11/8/85



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.

| | |
|---|--------------------|
| HUSMAN RIDGE | DATE: 06-14-22 |
| | SCALE: 1"=150' |
| | PROJ. NO.: 1359 |
| | SHT. 1 OF 2 |
| PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725 | |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C5 | 339.61' | 177.78' | 175.76' | S 73°43'45" E | 29°59'35" |
| C6 | 175.00' | 169.07' | 162.58' | S 31°03'17" E | 55°21'21" |
| C7 | 640.08' | 83.55' | 83.49' | S 07°06'59" E | 7°28'44" |
| C8 | 255.00' | 143.13' | 141.26' | S 26°56'08" E | 32°09'34" |
| C9 | 632.68' | 24.38' | 24.38' | S 44°07'10" E | 2°12'30" |
| C10 | 632.68' | 67.65' | 67.61' | S 48°53'50" E | 6°07'34" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 86°58'48" W | 24.08' |
| L2 | N 37°40'24" W | 44.35' |
| L3 | N 06°53'35" W | 63.87' |
| L4 | N 28°33'20" W | 53.83' |
| L5 | N 53°41'50" W | 57.57' |
| L6 | N 60°29'34" W | 78.35' |
| L7 | N 83°37'39" W | 74.94' |
| L8 | S 65°30'12" W | 57.60' |
| L9 | S 05°31'53" E | 61.74' |
| L10 | S 28°06'17" E | 93.53' |
| L11 | S 15°55'29" E | 54.65' |
| L12 | S 22°48'26" E | 59.24' |
| L13 | S 21°07'32" W | 51.15' |

HUSMAN RIDGE

SECTION 2, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT MATTHEW J. HUSMAN, AN UNMARRIED MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "HUSMAN RIDGE", LOCATED IN A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 2, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, SAID POINT BEING THE INITIAL POINT;
THENCE NORTH 89 DEGREES 10' 20" WEST ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 416.47 FEET;
THENCE NORTH 00 DEGREES 00' 00" WEST 232.17 FEET;
THENCE NORTH 36 DEGREES 07' 59" EAST 149.00 FEET;
THENCE SOUTH 80 DEGREES 32' 48" EAST, 565.00 FEET;
THENCE SOUTH 29 DEGREES 18' 26" EAST, 308.00 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF SECTION 2;
THENCE NORTH 89 DEGREES 34' 08" WEST, 379.54 FEET TO THE INITIAL POINT.

MATTHEW J. HUSMAN

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED MATTHEW J. HUSMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

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 2, TOWNSHIP 57 NORTH, RANGE 1 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 T. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HUSMAN 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

PLAT NOTES

SUBJECT TO THE FOLLOWING;

1. AN EASEMENT FOR RIGHT OF WAY RECORDED OCTOBER 20, 1919 AT BOOK 36 OF RECORDS, PAGE 353.
2. RECORD OF SURVEY RECORDED MAY 15, 1980 AT INST. NO. 228059
3. RECORD OF SURVEY RECORDED SEPTEMBER 1, 2000 AT INST. NO. 570091.
4. AN EASEMENT FOR TELECOMMUNICATIONS RECORDED IN DOCUMENT ON AUGUST 28, 2011 AT INST. NO. 815904.
5. RECORD OF SURVEY RECORDED MARCH 15, 2019 AT INST. NO. 935921.

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 _____
INSTRUMENT No. _____ FEE: _____

| | | |
|------------------------------|---|--|
| S.2, T.57N., R.1W., B.M. | SHEET TITLE: | DATE: 06-14-22 |
| | HUSMAN RIDGE | SCALE: NONE |
| | PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725 | DRAWN: DP |
| | | PROJ. NO.: 1084 CAD FILE: WEBSTER-SUNNYSIDE |
| | | SHT 2 OF 2 |