



# 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 #  MLD0064-22	RECEIVED:  06/16/2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sambrita Estates
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### APPLICANT INFORMATION:

Landowner's name: Larry D. Payment and Janet L. Payment		
Mailing address: 370 Pioneer Lane		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-448-1616	Fax:	
E-mail: phmach@hotmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 6	Township: 56N	Range: 04W	Parcel acreage: 20
Parcel # (s): RP56N04W067504A			
Legal description: S2NESE Section 6 56N R04W			
Current zoning: R-5	Current use:		
What zoning districts border the project site?			

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20-acre lot with home	
South: 20-acre vacant lot	
East: 20-acre lot with home	
West: 20-acre lot with home	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Head north on Eastside Road from Highway 2, after 2.9 miles turn left on Sanborn Creek Road, another 1-2 miles then turn right onto Pioneer Lane.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5	
Lot #2	Proposed acreage: 5	
Lot #3	Proposed acreage: 5	
Lot #4	Proposed acreage: 5	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Basic split of a relatively flat 20-acre parcel into 4- 5-acre parcels respecting building setbacks for existing structures.		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:	
<b>Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:</b>	
The land is generally flat to rolling. There are some small rolling pitches with slopes of 10-20% and a few isolated areas that are steeper next to the draws, but in general the parcel is comprised of mellow topography for Bonner County.	
<b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> There are no water courses on the property and it is well drained throughout. The bottoms of some of the draws are wet in the spring and can be wet into the summer.	
<b>Springs &amp; wells:</b> There is one well on the 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: septic drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: One existing sewer service, drainfield location unknown.

If homes are constructed standard septic tank drainfield sewage disposal systems will be used in accordance with Panhandle Health and Bonner County rules.

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: Proposed water supply would be individual wells, privately maintained by individual lot owners.

Which power company will serve the project site? Northern Lights

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: Larry Payment Date: 6/9/22

Landowner's signature: Jemita Payment Date: 6/09/2022



# SAMBRITA ESTATES

LOCATED WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S  
CERTIFICATE

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH: 2010), IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (ISPCSW) USING REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS AS MEASURED ALONG THE EAST SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 6 TO THE SOUTHEAST SECTION CORNER (E-1/4) OF SECTION 6, SAID LINE BEARS: SOUTH 0° 34' 39" WEST.

A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00008322 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES AND APPLIED AT THE ORIGIN POINT OF (N=2393701.7 E=2348498.7)

## REFERENCES

(PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)

(GLO) THE FRACTIONAL NORTH, WEST AND SOUTH EXTERIOR OF TOWNSHIP 56 NORTH, RANGE 4 WEST WAS SURVEYED BY AMOS D. ROBINSON AND JAMES E. DIKE, CONTRACT No. 144 AND COMPLETED JUNE 10, 1893.

THE SUBDIVISION AND MEANDERS OF FRACTIONAL TOWNSHIP 56 NORTH RANGE 4 WEST RESULTED IN THE SUBDIVISION OF SECTIONS 4-8, NORTH HALF OF 9, 17-19, WEST HALF OF 20, 25, 29, 30, 32-36 BY AMOS D. ROBINSON AND JAMES E. DIKE, CONTRACT No.144 AND COMPLETED JUNE 16, 1893.

(UR) UNRECORDED SURVEY BY DONALD K. ELLERSICK, PE 2215, DATED FEBRUARY 2, 1974.

(R1) RECORD OF SURVEY BY GALE R. DAHLMAN, PLS 7879, FILED AS INSTRUMENT No. 237604, DATED JANUARY 13, 1981.

(R2) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, FILED AS INSTRUMENT No. 430254, DATED AUGUST 17, 1993.

(R3) RECORD OF SURVEY BY JAMES A. SEWELL, PLS 6019, FILED AS INSTRUMENT No. 745938, DATED FEBRUARY 11, 2008.

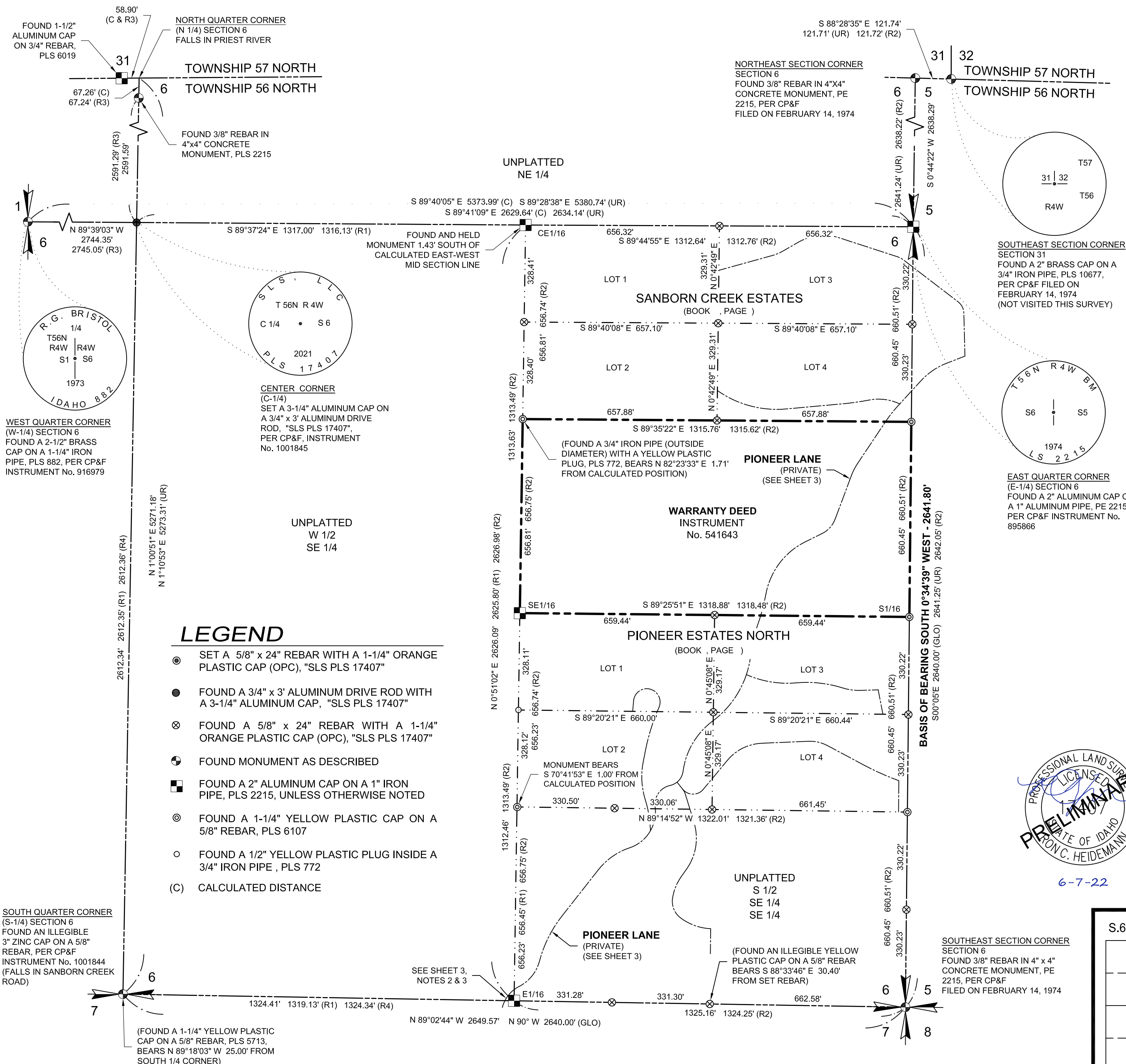
(R4) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, FILED AS INSTRUMENT No. 756473, DATED AUGUST 7, 2008.

## SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 541643, RECORDS OF BONNER COUNTY, IDAHO, AS SHOWN HEREON.

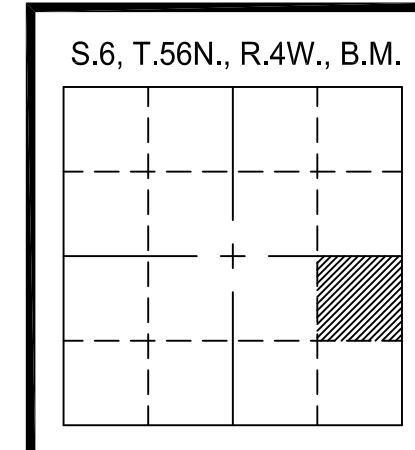
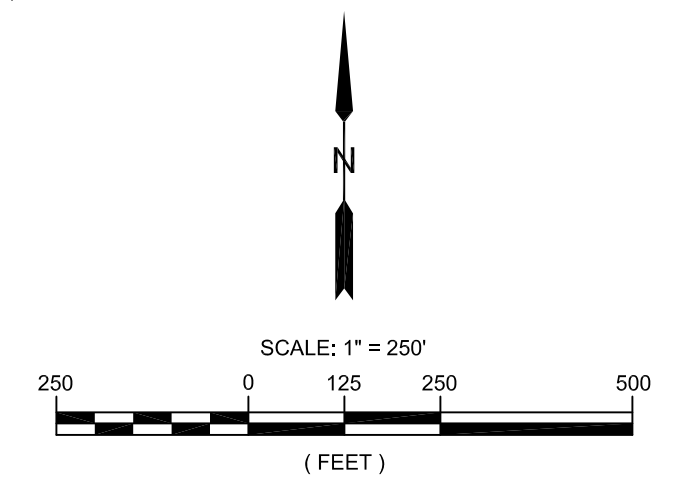
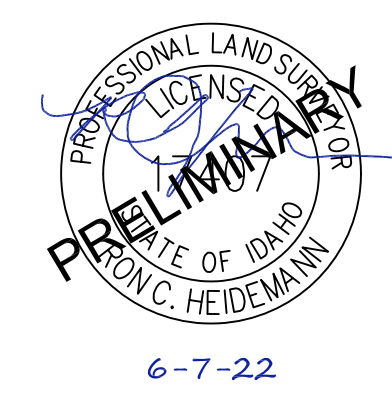
THE MONUMENTED LINES DEPICTED HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS DESCRIBED AS SHOWN. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.



### LEGEND

- SET A 5/8" x 24" REBAR WITH A 1-1/4" ORANGE PLASTIC CAP (OPC), "SLS PLS 17407"
- FOUND A 3/4" x 3" ALUMINUM DRIVE ROD WITH A 3-1/4" ALUMINUM CAP, "SLS PLS 17407"
- ⊗ FOUND A 5/8" x 24" REBAR WITH A 1-1/4" ORANGE PLASTIC CAP (OPC), "SLS PLS 17407"
- ⊕ FOUND MONUMENT AS DESCRIBED
- FOUND A 2" ALUMINUM CAP ON A 1" IRON PIPE, PLS 2215, UNLESS OTHERWISE NOTED
- ⊙ FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 6107
- FOUND A 1/2" YELLOW PLASTIC PLUG INSIDE A 3/4" IRON PIPE, PLS 772
- (C) CALCULATED DISTANCE



560 W. CANFIELD AVE., STE. 200  
COEUR D'ALENE, IDAHO 83815  
(208) 714 - 4544

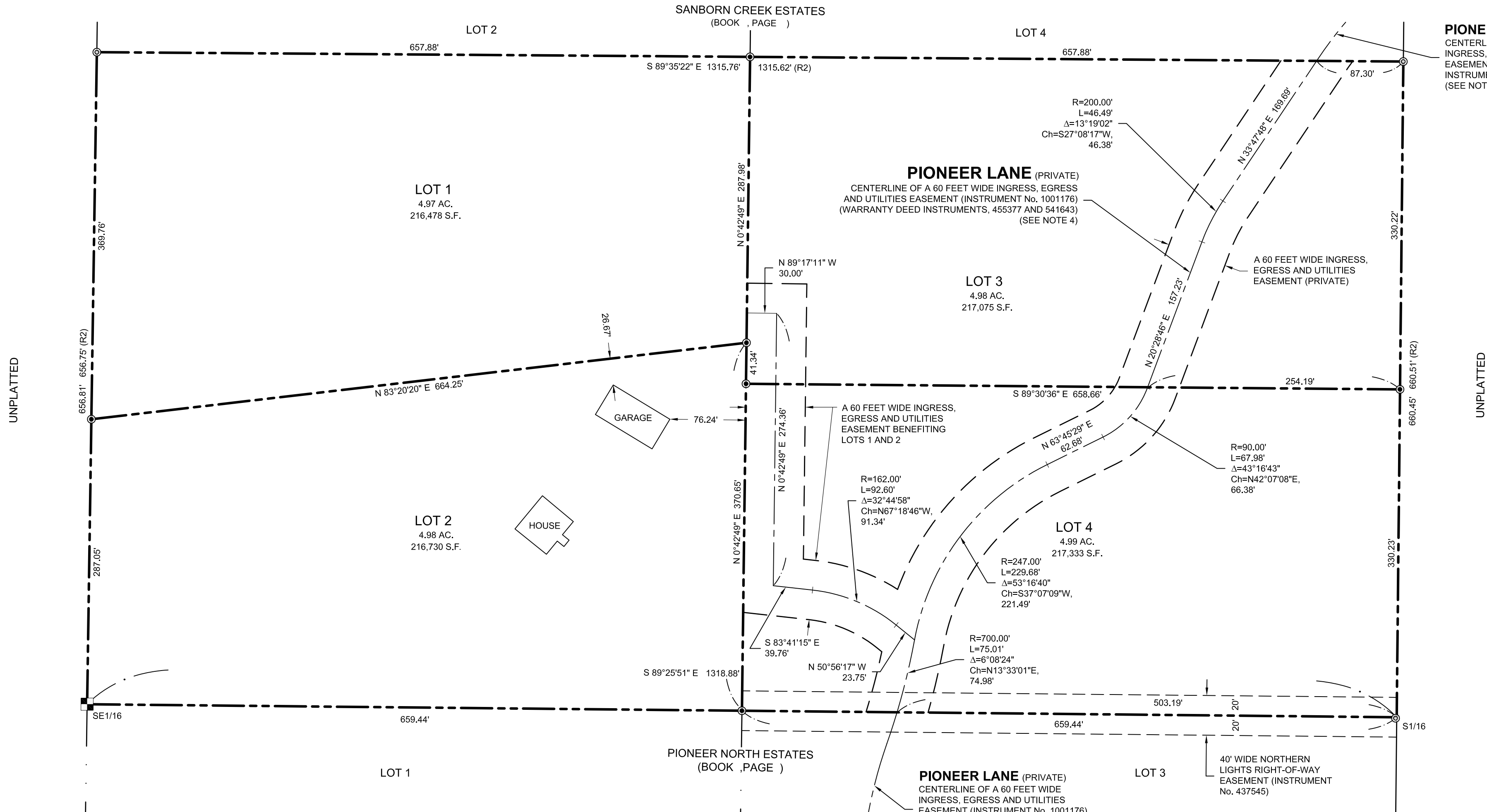
**SAWTOOTH**  
Land Surveying, LLC  
WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
6-7-22	LSW	RCH/CMA	221054	221054 - SAMBRITA - PLAT	2 / 3

# SAMBRITA ESTATES

LOCATED WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

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**PIONEER LANE (PRIVATE)**  
CENTERLINE OF A 60 FEET WIDE  
INGRESS, EGRESS AND UTILITIES  
EASEMENT (WARRANTY DEED  
INSTRUMENT 455377)  
(SEE NOTE 4)

**PIONEER LANE (PRIVATE)**  
CENTERLINE OF A 60 FEET WIDE  
INGRESS, EGRESS AND UTILITIES  
EASEMENT (INSTRUMENT No. 1001176)  
(WARRANTY DEED INSTRUMENTS, 455377 AND 541643)  
(SEE NOTE 4)

A 60 FEET WIDE INGRESS,  
EGRESS AND UTILITIES  
EASEMENT (PRIVATE)

A 60 FEET WIDE INGRESS,  
EGRESS AND UTILITIES  
EASEMENT BENEFITING  
LOTS 1 AND 2

R=90.00'  
L=67.98'  
Δ=43°16'43"  
Ch=N42°07'08"E,  
66.38'

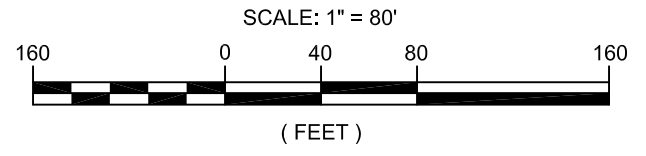
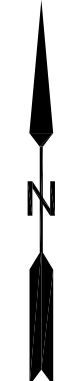
R=162.00'  
L=92.60'  
Δ=32°44'58"  
Ch=N67°18'46"W,  
91.34'

R=247.00'  
L=229.68'  
Δ=53°16'40"  
Ch=S37°07'09"W,  
221.49'

R=700.00'  
L=75.01'  
Δ=6°08'24"  
Ch=N13°33'01"E,  
74.98'

40' WIDE NORTHERN  
LIGHTS RIGHT-OF-WAY  
EASEMENT (INSTRUMENT  
No. 437545)

**PIONEER LANE (PRIVATE)**  
CENTERLINE OF A 60 FEET WIDE  
INGRESS, EGRESS AND UTILITIES  
EASEMENT (INSTRUMENT No. 1001176)  
(WARRANTY DEED INSTRUMENTS  
455377, 464977 AND 541643)  
(SEE NOTE 4)

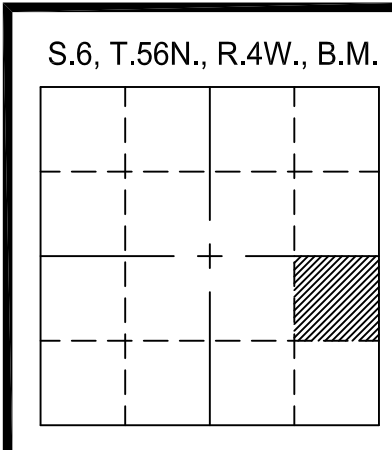


## LEGEND

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- FOUND A 2" ALUMINUM CAP ON A 1" IRON PIPE, PLS 2215, UNLESS OTHERWISE NOTED
- FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 6107

## NOTES

1. STEWART TITLE GUARANTY COMPANY, FILE NUMBER: N-60275, DATED DECEMBER 13, 2021 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. A 60' WIDE ACCESS EASEMENT, THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 413891, RECORDS OF BONNER COUNTY).
3. A 60' WIDE ACCESS EASEMENT, THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 414129, RECORDS OF BONNER COUNTY).
4. A 40' WIDE RIGHT OF WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 437545, RECORDS OF BONNER COUNTY).
5. A ROAD MAINTENANCE AGREEMENT FOR EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 444981, RECORDS OF BONNER COUNTY).
6. DECLARATION OF COVENANTS AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 432129, RECORDS OF BONNER COUNTY).
7. A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH OR LOCATION, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 594563, RECORDS OF BONNER COUNTY).
8. A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH AND NO CONFIRMED LOCATION, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 705002, RECORDS OF BONNER COUNTY).



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