



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 # MLD0065-22	RECEIVED: Received by Bonner County Planning Department on June 15, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Aurora Estates
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APPLICANT INFORMATION:

Landowner's name: Shannon Foley and Lucas Wingert		
Mailing address: 302 Lakeview Drive		
City: Cocolalla	State: ID	Zip code: 83813
Telephone: (208) 610-3454	Fax:	
E-mail: lucas.wingert@idpr.idaho.gov		

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller		
Company name: Lance G. Miller, P.L.S.		
Mailing address: PO Box 2523		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: (208) 263-1533	Fax:	
E-mail: lancetrue@gmail.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Land Surveyor		
Company name: Lance G. Miller, P.L.S.		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 35	Township: 56 North	Range: 2 West	Parcel acreage: 9.98 acres
Parcel # (s): RP56N02W354090A			
Legal description: See Attached			
Current zoning: Rural 5		Current use: single wide mobile home	
What zoning districts border the project site?			

North: R-10	East: R-10
South: R-10	West: R-10
Comprehensive plan designation: Rural Residential 5-10 acres	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5 acres, SF Dwelling.	
South: 22 acres, bare land, forest.	
East: 128 acres, bare land, forest.	
West: 4.8 acre Lots, Six Lakes Estates, residences, forest.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>3181 South Sagle Road. Approx. 3,000' south of East Dufort Road intersection, left (east) at driveway with 3181 sign.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA		
This application is for : Minor Land division.		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.0 acres	1:1
Lot #2	Proposed acreage: 4.98 acres	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Divide 9.98 acres into 2 Lots, 5 and 4.98 acres.</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: <u>Level land and varies to 6% slope maximum.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>Small stream crosses the southeast corner of the property.</u>	
Springs & wells: <u>Existing well services the single wide mobile home.</u>	

Existing structures (size & use): Single wide mobile home and outbuilding.

Land cover (timber, pastures, etc): Timber and meadow.

Are wetlands present on site? Yes No Source of information: Nat'l. Wetland Inv. Map.

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

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: Approx. 16' wide gravel road, level to 3% slope. 60' wide easement, instrument no. 469662, 470263 & 872521.

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.
Inst. No's. 469662,470263, 872521, 240190, 569138.

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 tank and drainfield.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Lot 1 proposed septic tank and drainfield. Lot 2 existing septic tank and drainfield.

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: Lot 1 - proposed individual well. Lot 2 is served by an existing well.

Which power company will serve the project site? Avista Utilities

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: Shelagh Feley Date: 6/2/2022

Landowner's signature: [Signature] Date: 6/2/2022

AURORA ESTATES

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 35, T. 56 N., R. 2 W., 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 AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 14TH DAY OF JUNE, 2022.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF AURORA ESTATES 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 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__.

DATED THIS _____ DAY OF _____, 20__.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20__.

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION:

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20__, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT SHELAGH FOLEY AND LUCAS WINGERT, WIFE AND HUSBAND, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS AURORA ESTATES, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89°59'13" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 702.01 FEET TO A POINT ON THE EAST BOUNDARY OF THE PLAT OF SIX LAKES ESTATES, AS RECORDED IN BOOK 3 OF PLATS, PAGE 185, RECORDS OF BONNER COUNTY, IDAHO, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 0°06'48" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 785.62 FEET; THENCE LEAVING SAID EAST BOUNDARY NORTH 89°41'41" EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 350.13 FEET; THENCE SOUTH 0°13'06" WEST A DISTANCE OF 787.41 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 0°10'44" EAST A DISTANCE OF 457.23 FEET; THENCE SOUTH 89°41'40" WEST A DISTANCE OF 348.68 FEET TO A POINT ON SAID EAST BOUNDARY OF THE PLAT OF SIX LAKES ESTATES; THENCE NORTH 0°10'44" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 459.01 FEET TO THE INITIAL POINT.

SHELAGH FOLEY

LUCAS WINGERT

DOCUMENTS AND EASEMENTS OF RECORD

THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS AND EASEMENTS OF RECORD:

- 1.) THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF, AS RESERVED BY HUMBIRD LUMBER COMPANY, A CORPORATION, IN DEED RECORDED IN RECORDS OF BONNER COUNTY, IDAHO, AS INSTRUMENT NUMBER 11107, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) A 20 FOOT EASEMENT FOR ACCESS, RECORDED AS INSTRUMENT NUMBER 240190, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) AN APPURTENANT EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND ALONG THE 'EXISTING PRIVATE ROAD EASEMENT' SHOWN ON LOTS 9 AND 10 OF THE PLAT OF SIX LAKES ESTATES, RECORDED IN BOOK 3 OF PLATS, PAGE 185, RECORDS OF BONNER COUNTY, IDAHO, AS CONVEYED IN DEED RECORDED AUGUST 11, 1985 AS INSTRUMENT NUMBER 470263, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF AVISTA CORPORATION, RECORDED AS INSTRUMENT NUMBER 569138, RECORDS OF BONNER COUNTY, IDAHO.
- 5.) TERMS, CONDITIONS, EASEMENTS AND, OBLIGATIONS, IF ANY, CONTAINED IN ROAD MAINTENANCE AGREEMENT, RECORDED AS INSTRUMENT NUMBER 872521, RECORDS OF BONNER COUNTY, IDAHO.

WATER SERVICE AND SEWAGE DISPOSAL NOTES

WATER SERVICE FOR THESE LOTS IS/WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL FOR THESE LOTS IS/WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED SHELAGH FOLEY AND LUCAS WINGERT, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF _____), 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 _____

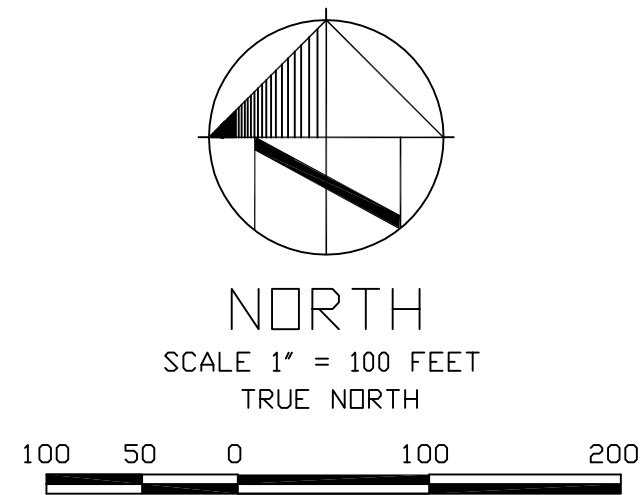
RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

AURORA ESTATES

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- ⊕ MONUMENTATION AS NOTED.
- FOUND 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 5713, REFERENCE SURVEY INST. NO. 469857.
- COMPUTED POSITION ONLY.
- △ FOUND 1/2" DIA. REBAR WITH PLASTIC CAP BY PLS 3390. REFERENCE THE PLAT OF SIX LAKES ESTATES, BOOK 3 OF PLATS, PAGE 185.

SURVEY NARRATIVE

- 1.) THE PURPOSE OF THIS SURVEY IS TO PLAT THE PARCEL SHOWN HEREON INTO TWO LOTS USING THE MINOR LAND DIVISION COMPONENT OF BONNER COUNTY REVISED CODE.
- 2.) THE BOUNDARIES SHOWN HEREON WERE ESTABLISHED USING SURVEY TIES TO MONUMENTS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 469857 BY PLS 5713. I HAVE ACCEPTED THE BOUNDARIES AS SHOWN ON SAID SURVEY AND MONUMENTS SHOWN THEREON AS REPRESENTING THE CORRECT LOCATION OF THE PROPERTY DESCRIBED IN THE OWNERS' CERTIFICATE ON PAGE 2 OF THIS PLAT.
- 3.) DOCUMENTS USED IN PERFORMING THIS SURVEY ARE AS FOLLOWS:
 - A.) THE PLAT OF SIX LAKES ESTATES, AS RECORDED IN BOOK 3 OF PLATS, PAGE 185, RECORDS OF BONNER COUNTY, IDAHO.
 - B.) RECORD OF SURVEY INSTRUMENT NUMBER 469857, RECORDS OF BONNER COUNTY, IDAHO.
 - C.) RECORD OF SURVEY INSTRUMENT NUMBER 864952, RECORDS OF BONNER COUNTY, IDAHO.
 - D.) SEE DOCUMENT AND EASEMENTS OF RECORD, PAGE 2 FOR ADDITIONAL DOCUMENTS.

VEGETATIVE BUFFER NOTE:

THE VEGETATIVE BUFFER BETWEEN LOTS 1 AND 2 AS SHOWN HEREON SHALL EXCLUDE VEGETATION REMOVAL WITHIN 20 FEET OF THE LOT LINE EXCEPT FOR FUELS REDUCTION. FUELS REDUCTION IS DEFINED AS FOLLOWING THE BONFIRE DEFENSIBLE SPACE GUIDELINES.

LINE TABLE

LINE	DISTANCE	BEARING
L1	30.00	N89°49'16"E
L2	51.46	N76°04'27"E
L3	39.60	N40°42'38"E
L4	44.79	N87°55'38"E

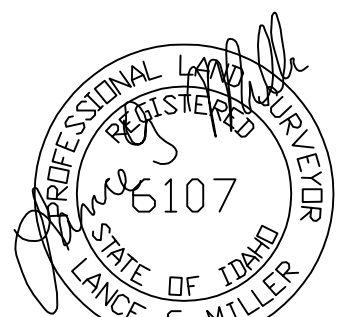
CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BRG.
C1	61°17'07"	60.00	64.18	61.16	S59°32'11"E
C2	75°03'49"	50.00	65.51	60.92	S66°25'32"E
C3	35°21'49"	100.00	61.72	60.75	N58°23'33"E
C4	47°13'00"	100.00	82.41	80.10	N64°19'08"E
C5	25°45'47"	100.00	44.97	44.59	N75°02'45"E
C6	26°12'33"	200.00	91.49	90.69	N86°23'40"E

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 89°59'13" EAST ON THE EAST-WEST CENTERLINE OF SECTION 35, TWP. 56 NORTH, RANGE 2 WEST, B.M., THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO 469857, RECORDS OF BONNER COUNTY, IDAHO.

LANCE G. MILLER, P.L.S.
 PO BOX 2523
 SANDPOINT, ID. 83864
 (208) 263-1533



06-14-22

