



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

ML000008-22

RECEIVED:

RECEIVED
JUN 28 2022

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Richard Tucker Legacy

APPLICANT INFORMATION:

Landowner's name: Lynda Bailey

Mailing address: PO Box 2459

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-290-3631

Fax:

E-mail: lyndabailey@gmail.com

lyndabailey78@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-290-3631

Fax:

E-mail: stevenb@golandsurveying.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 #: 4

Township: 59N

Range: 1W

Parcel acreage: 26.07

Parcel # (s): RP59N01W046440A, RP59N01W046100A

Legal description: S 30FT OF SW4SW4, AND S2SW4SW4 LESS S 30FT, S200 FT OF N2SW4SW4

Current zoning: AF-10

Current use: timber/ag vacant

What zoning districts border the project site? AF 10 / US GOVT

North: AF-10	East: AF-10
South: AF-10	West: US GOVT
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 512-land Resid Rural tract vac / 110-Land-Ag/Timber HS vacant	
South: 512-land Resid Rural tract vac/ 548-MH real prop on own land/ 131-Land-ag/timb w/ resid Imp	
East: 131-Land-ag/timb w/ resid Imp (2)	
West: 681-Exempt Prop (US Govt)	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From intersection of US HWY 95 and West Elmira Road, West on W. Elmira 1/2 mile to the intersection with White Mountain Road, Continue West on White Mountain Road, 1/4 mile to the parcel.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA		
This application is for : Lot 1 of Richard Tucker Legacy / Remainder		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.04	1.7 : 1
Lot #2 Remainder	Proposed acreage: 16.03	1 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Adjusting the Boundary of Non-conforming S30 Ft of SW4SW4</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>Lot one is a low lying bench with swales</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>	
Springs & wells: <u>None</u>	

Existing structures (size & use): NA NONE

Land cover (timber, pastures, etc): _____
Timber

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C050E

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: Lot 1 is served by an existing road 22 ft wide (White Mountain road)- Described as a 60 foot easement, 30-feet each side of the Section Line per Road Maintenance agreement Instr. No. 236883.

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: Remainder is accessed by White Mtn Road and also Easement described in Warranty Deeds Inst. No. 889816 and 981530 which spur from W. Elmira Road (50 ft. Prescriptive County Rd).

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

The South 30 Feet of Subject property is subject of Road Maintenance Agreement Instr. No. 236883.

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 Drain-fields

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: NA

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: Currently undeveloped

Which power company will serve the project site? Northern Lights

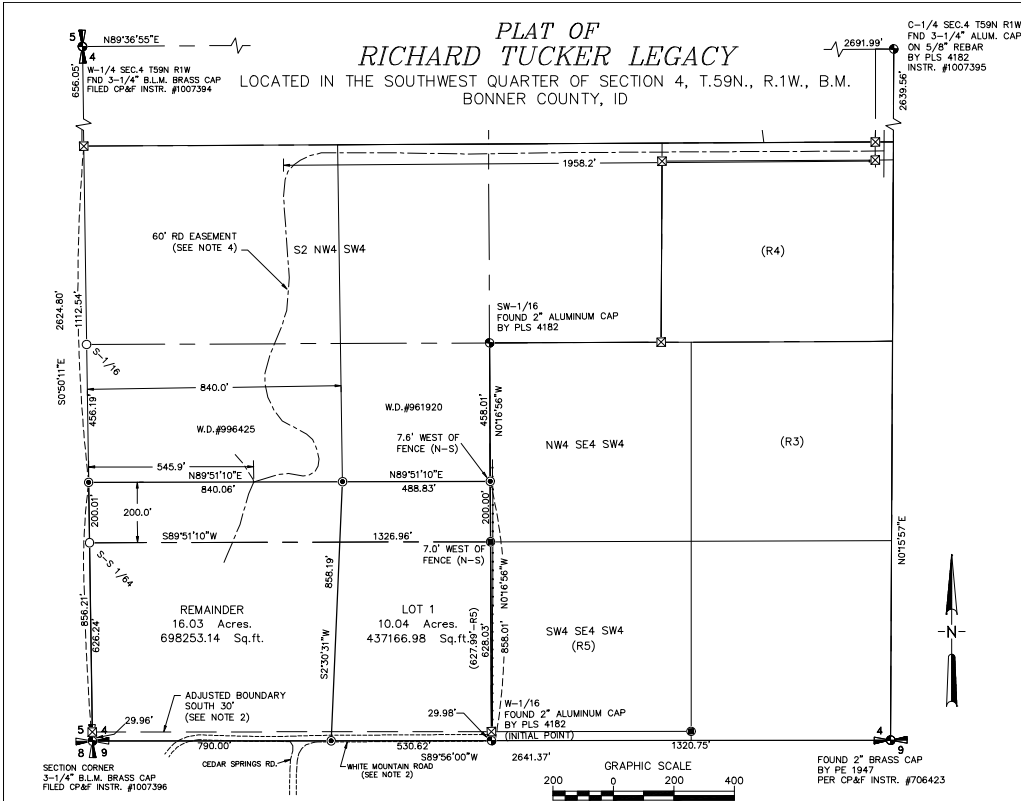
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Lyndee S. Bailey Date: 6-21-22

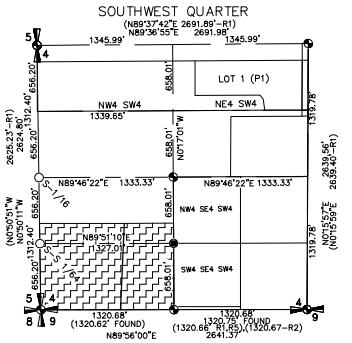
Landowner's signature: _____ Date: _____

PLAT OF RICHARD TUCKER LEGACY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, T.59N., R.1W., B.M. BONNER COUNTY, ID



RECORDER'S CERTIFICATE



SURVEYOR'S NARRATIVE

1. AN UNRECORDED SURVEY BY PLS 4182, ESTABLISHES THE CENTER QUARTER CORNER OF SECTION 4, THE SOUTHWEST 1/16, WEST 1/16 BETWEEN SECTIONS 4 & 9, AND CORNERS ALONG THE EXTERIOR BOUNDARY OF ASSESSOR PARCEL NUMBERS RP59ND045700A, RP59ND045721A, AND THIS PARCEL RP59ND046100A. THESE CORNERS HAVE BEEN ACCEPTED IN SURVEYS OF THE SOUTHWEST QUARTER (P1, R4, 45) AND AGREE WITH THE SECTION BREAKDOWN SHOWN IN (R1).
2. THE SOUTH 30' OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER IS DESCRIBED AS A SEPARATE PARCEL RP59ND046440A, GRANTED IN QUILCLAIM DEED 933170 AND DESCRIBED IN EASEMENT FOR ACCESS AND ROAD MAINTENANCE AGREEMENT INSTR. NO. 236883 IN WHICH 30 FEET EACH SIDE OF THE SECTION LINE IS DEDICATED FOR ACCESS AND UTILITIES.
3. THE NORTHWEST CORNER OF LOT 1 HEREIN IS THE SHARED CORNER OF THE ADJACENT PARCELS TO THE NORTH.
4. 60' ROAD EASEMENT DESCRIBED IN WARRANTY DEED INSTRUMENT NOS. 889816 AND 981530 IS GENERAL IN NATURE, BUT IS SHOWN HEREIN TO FOLLOW AN EXISTING ROADWAY TERMINATING AT THE JUNCTION OF A LESS PRACTICAL ROAD SHOWN IN PART ON THE REMAINDER (16 ACRE).

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO CREATE A CONFORMING LOT BY ADJUSTING THE BOUNDARIES OF THOSE PARCELS DESCRIBED IN QUILCLAIM DEED INSTRUMENT NO. 992198 AND WARRANTY DEED INSTRUMENT NO. 889816.

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF LYNDIA BAILEY. SURVEYED IN MAY 2022.

LEGEND

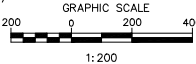
- COMPUTED POINT
- FOUND CORNER AS NOTED
- ⊠ FOUND 1/2" REBAR WITH PLASTIC CAP - PLS 4182
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - 10559
- ⊙ SET 5/8" x 30" WITH ORANGE PLASTIC CAP - "BINNALL 14214"

NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010. SPCS - ID. N. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.0001326616=GROUND.



GRAPHIC SCALE



BASIS OF BEARING

THE BASIS OF BEARING IS S89°56'00"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4 PER (R1-R5, P1).

REFERENCES

- (P1) PLAT OF IDAHO TREASURE, BK 10, PG 179, INSTR. NO. 843972, BY PLS 6107 (2013)
- (R1) RECORD OF SURVEY INSTR. NO. 243187, BY RLS 898 (1981)
- (R2) RECORD OF SURVEY INSTR. NO. 257555, BY RLS 898 (1982)
- (R3) RECORD OF SURVEY INSTR. NO. 257557, BY RLS 898 (1982)
- (R4) RECORD OF SURVEY INSTR. NO. 706504, BY PLS 10559 (2006)
- (R5) RECORD OF SURVEY INSTR. NO. 714192, BY PLS 10559 (2006)
- (R6) UNRECORDED SURVEY BY PLS 8142 (1994)
- (D1) WARRANTY DEED INSTR. NO. 889816
- (D2) QUILCLAIM DEED INSTR. NO. 992198
- (D3) WARRANTY DEED INSTR. NO. 981530

GO
Land Surveying, PLLC

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(208)466-9225
steven@gosurveying.com

DRAWN BY SJB / MJA	PROJECT NO. 210906	DRAWING NO. 210906_Bailey_MLD.dwg	SHEET 1 of 2
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**PLAT OF
RICHARD TUCKER LEGACY**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, T.59N., R.1W., B.M.
BONNER COUNTY, ID

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT LYNDA S. BAILEY, IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO A LOT, KNOWN AS LOT 1 OF THE PLAT OF RICHARD TUCKER'S LEGACY, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, A POINT MARKED ON THE GROUND BY A 2 INCH BRASS CAP BY PE 1947, THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°56'00" WEST, A DISTANCE OF 1300.68 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, BEING THE INITIAL POINT AND MARKED ON THE GROUND WITH A 2" ALUMINUM CAP ON 5/8" REBAR BY PLS 4182;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°56'00" WEST, A DISTANCE OF 530.82 FEET;

THENCE NORTH 2°30'31" EAST A DISTANCE OF 858.19 FEET, THENCE N89°51'10" EAST A DISTANCE OF 488.83 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4;

THENCE ALONG SAID EAST LINE, SOUTH 01°16'58" EAST, A DISTANCE OF 858.01 FEET TO THE INITIAL POINT, CONTAINING 10.04 ACRES MORE OR LESS.

A 30 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS THE SOUTH 30 FEET OF LOT 1 AS SHOWN ON PAGE 1 OF THIS PLAT IS HEREBY GRANTED TO THE DESIGNATED REMAINDER AS SHOWN ON PAGE 1.

LYNDA S. BAILEY _____ DATE _____

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELL.
SEWAGE DISPOSAL WILL BE PROVIDED BY INDIVIDUAL SEPTIC DRAINFIELD.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LYNDA S. BAILEY, 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION: REMAINDER

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, A POINT MARKED ON THE GROUND BY A 3 1/4 INCH B.L.M. BRASS CAP, AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 0°50'11" WEST, 856.21 FEET DISTANT TO A POINT MARKED ON THE GROUND BY A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE ALONG A LINE PARRALLEL WITH AND 200 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, NORTH 89°51'10" EAST, 840.06 FEET DISTANT TO A POINT MARKED ON THE GROUND BY A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE SOUTH 2°30'31" WEST 858.19 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, BEING MARKED ON THE GROUND BY A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89°56'00" WEST, A DISTANCE OF 790.00 FEET TO THE SOUTHWEST CORNER OF SECTION 4 AND THE TRUE POINT OF BEGINNING, CONTAINING 16.03 ACRES, MORE OR LESS.

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.

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 _____, IN THE YEAR OF 2022

BONNER COUNTY TREASURER _____

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2022

BONNER COUNTY SURVEYOR _____

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC THIS ____ DAY OF _____, 2022, AT ____ M.

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEES: \$ _____

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2022.

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 _____, 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF LYNDA BAILEY.



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDBOPE, IDAHO 83864
(208)466-6203
stevenb@golandsurveying.com

DRAWN BY SJB / NJA	PROJECT NO. 210906	DRAWING NO. 210906_Bailey_MLD.dwg	SHEET 2 of 2
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