



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 # MLD0073-22	RECEIVED: <div style="border: 1px solid blue; padding: 5px; text-align: center;">RECEIVED JUL 06 2022 BONNER COUNTY PLANNING DEPARTMENT</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: CAYTON EAST

APPLICANT INFORMATION:

Landowner's name:TIMOTHY & JUDY CAYTON		
Mailing address:2519 EASTSIDE RD		
City:PRIEST RIVER	State:ID	Zip code:83856
Telephone:	Fax:	
E-mail:J.CAYTON@HOTMAIL.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 #:17	Township:56N	Range:4W	Parcel acreage:20+
Parcel # (s):RP56N04W173450A			
Legal description:17-56N-4W S2NWNW			
Current zoning:AF10		Current use:RESIDENTIAL	
What zoning districts border the project site?			

North:AF20	East:AF20
South:AF20	West:R5
Comprehensive plan designation:AF 10-20	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:20 AC BARE	
South:20 AC RESIDENTIAL	
East:400 AC FARM/RESIDENTIAL	
West:5-13 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM PRIEST RIVER TRAVEL EAST ON HWY 2 FOR 0.4 MILES, TURN LEFT ON EASTSIDE ROAD AND DRIVE FOR 2.5 MILES TO PROPERTY	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.08	1:1
Lot #2	Proposed acreage:10.1	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>20+ ACRE PARCEL DIVIDED INTO 2 LOTS OF 10+ ACRES EACH</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: PARCEL IS MOSTLY FLAT AND CONTAINS A LIMITED AMOUNT OF SLOPE TOWARDS THE EAST SIDE OF THE PROPERTY. MAX SLOPE OF 7%	
Water courses (lakes, streams, rivers & other bodies of water): NONE	
Springs & wells: <u>ONE WELL CURRENTLY ON PROPERTY FOR RESIDENCE</u>	

Existing structures (size & use): ONE HOUSE AND ONE SHOP

Land cover (timber, pastures, etc): 50/50 TIMBER TO OPEN AREAS

Are wetlands present on site? Yes No Source of information: NWI

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0880E

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: EASTSIDE RD, COUNTY MAINTAINED- 80' WIDE R/W

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:

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: STORAGE AND DRAIN FIELD

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:

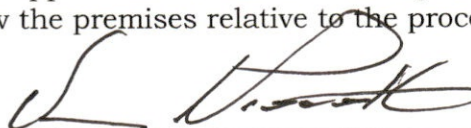
Proposed Community System - List type & proposed ownership:

Individual well 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? 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:  Date: 7-5-22

Landowner's signature: _____ Date: _____

CAYTON EAST

SECTION 17, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY INST. NO. 782612, 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

- RECORD OF SURVEY BY PLS 7156, INST. NO. 782612
- PLAT OF ACES ESTATES BY PLS 11187, BK. 10, PG. 34

PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE CREATION OF TWO (2) LOTS FROM A SINGLE PARCEL BY SECTIONAL AND PROPERTY MONUMENT TIES ALONG WITH THE DEED RECORDED AT INST. NO. 992216.

LEGEND

- 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 7156 PER ROS INST. NO. 782612
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879

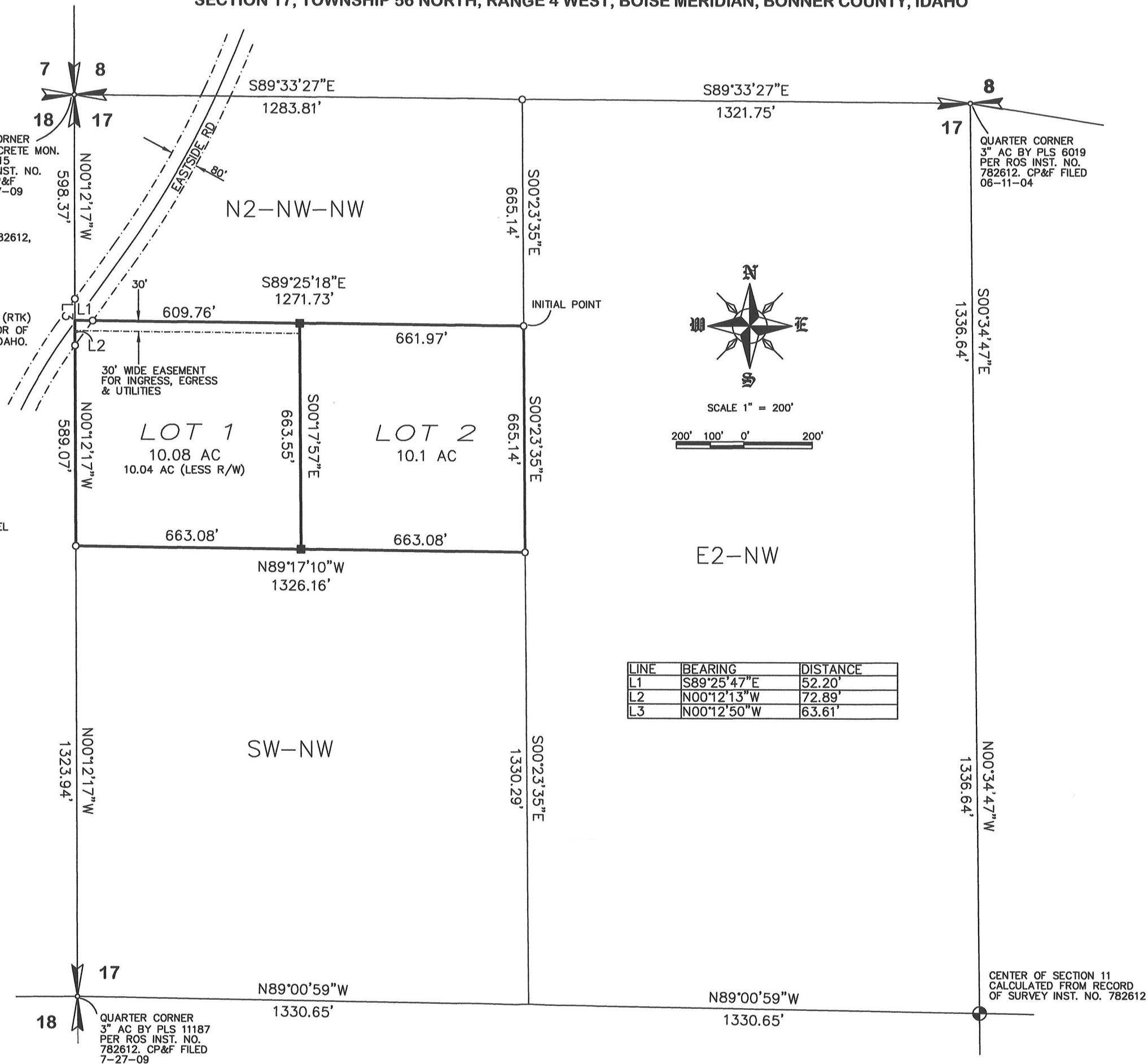


SURVEYOR'S CERTIFICATE
 I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

DATE: 07-05-22
 SCALE: 1"=200'
 PROJ. NO.: 1356
 SHT. 1 OF 2

CAYTON EAST

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



CAYTON EAST

SECTION 17, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT TIMOTHY B. CAYTON AND JUDY CAYTON, 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 "CAYTON EAST" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 33' 27" WEST, 1321.70 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID EAST HALF SOUTH 00 DEGREES 23' 35" EAST, 665.14 FEET TO THE INITIAL POINT; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 23' 35" EAST, 664.14 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER-NORTHWEST QUARTER NORTH 89 DEGREES 17' 10" WEST, 1326.16 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER-NORTHWEST QUARTER NORTH 00 DEGREES 12' 17" WEST, 661.96 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF SOUTH 89 DEGREES 25' 19" EAST, 1323.93 FEET TO THE INITIAL POINT.

TOGETHER WITH AND SUBJECT TO AN EASEMENT 30' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES SHOWN HEREON.

TIMOTHY B. CAYTON

JUDY CAYTON

NOTES

SUBJECT TO THE FOLLOWING;

1. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF LAYING OUT AND OPENING ROAD THROUGH SAID PROPERTY AS DISCLOSED IN THE DOCUMENT RECORDED JUNE 1, 1905 AS BOOK A, PAGE 78, OFFICIAL RECORDS.
2. AN EASEMENT FOR ELECTRIC POWER TRANSMISSION LINE AND TELEPHONE LINE RECORDED MAY 4, 1934 AT INST. NO. 85093.
3. AN EASEMENT ADJACENT TO THE RIGHT OF WAY DESCRIBED IN INST. NOS. 37914 & 37917 FOR RELOCATION OF ALL IRRIGATION AND DRAINAGE DITCHES AND STRUCTURES AND SUCH SURFACE DRAIN DITCHES AS MAY BE NECESSARY TO THE PROPER CONSTRUCTION OF THE HIGHWAY.
4. AN EASEMENT FOR A TRANSMISSION LINE AND ACCESS ROAD RECORDED NOVEMBER 1, 1973 AT INST. NO. 153493.
5. AN AGREEMENT BY AND BETWEEN CITY OF PRIEST RIVER AND BONNER COUNTY SETTING FORTH TERMS RECORDED OCTOBER 16, 2008 AT INST. NO. 760573.
6. RECORD OF SURVEY RECORDED NOVEMBER 5, 2009 AT INST. NO. 782612.
7. STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY RECORDED APRIL 7, 2016 AT INST. NO. 887384.

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 17, TOWNSHIP 56 NORTH, RANGE 4 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 "CAYTON EAST" 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: _____

RECORDER'S
CERTIFICATE

ACKNOWLEDGMENT

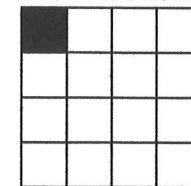
STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED TIMOTHY B. CAYTON AND JUDY CAYTON, 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

S.17, T.56N., R.4W., B.M.



CAYTON EAST

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

DATE: 07-05-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1356
CAD FILE: S-MLD-CAYTON
SHT. 2 OF 2