

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 # MLO0078-22	RECEIVED: RECEIVED AUG 03 2022 BONNER COUNTY PLANNING DEPARTMENT
--------------------------	---

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Nancy Split

APPLICANT INFORMATION:

Landowner's name: Haff Living Trust c/o Nancy & Donald Haff		
Mailing address: 95 Nancy Rd		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-290-5453- Shelley	Fax:	
E-mail: shelley@sandpoint.com & pamwaynetennant@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: jowens@jasewell.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 #: 07	Township: 57N	Range: 01W	Parcel acreage: 1.56
Parcel # (s): RP002930000020A			
Legal description: 7-57N-1W NORTH BAY ADD AMENDED LOT 2 PLAT OF BLKS 1 & 2			
Current zoning: Suburban		Current use: Urban (0-2.5 acres)	
What zoning districts border the project site?			

North: Suburban	East: Recreation
South: Suburban	West: Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential, Single-Family home and outbuildings, 1.36 acres	
South: Residential, Single-Family home and outbuildings, 1.39 acres	
East: Slough	
West: Residential, Single-Family home and outbuildings, 0.29 acres	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Hwy 95 North, take Hwy 200 exit toward Clark Fork, turn right onto Ponder Point Lane, turn left onto Whiskey Jack Rd, turn right on to Nancy Rd and parcel will be on the right hand side.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 0.85	
Lot #2	Proposed acreage: 0.79	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Owners would like to split parcel as evenly as possible while still meeting County Code. The proposed acreage takes into account all current structures.		
The submerged lands are not calculated in the parcel depth to width per County Code but are accounted for on the preliminary map.		

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: Flat, with some slopping toward the water on the east side of the parcel.
Water courses (lakes, streams, rivers & other bodies of water): Slough leading to Lake Pend Oreille
Springs & wells: None.

Existing structures (size & use): Single Family home, shop and boat dock at water.

Land cover (timber, pastures, etc): Open with a few scattered trees.

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

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

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: Nancy Rd. is a County maintained road.

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.

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
Kootenai-Ponderay Sewer District

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: _____

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: City of Sandpoint

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: _____

Which power company will serve the project site? Northern Lights

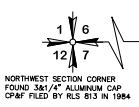
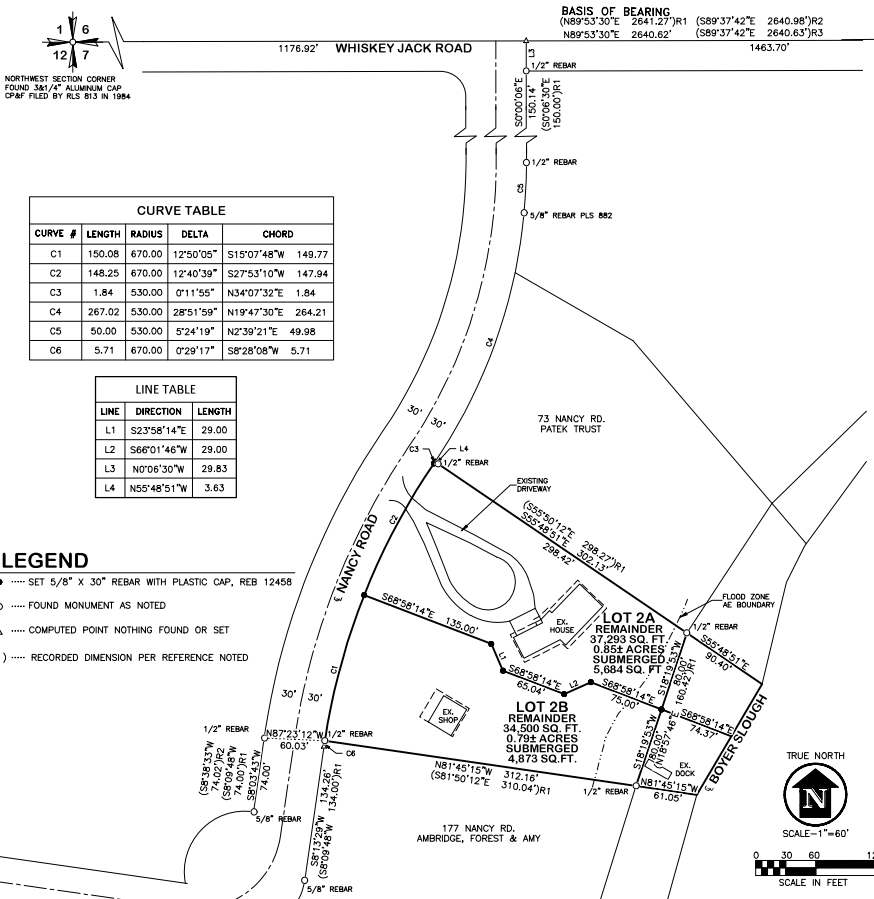
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Representative
Landowner's signature: *Jim Powers* Date: 7/29/2022

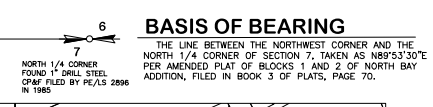
Landowner's signature: _____ Date: _____

NANCY SPLIT

LOCATED IN THE NW 1/4 OF SECTION 7, T.57N., R.1W., B.M., BONNER COUNTY, ID.



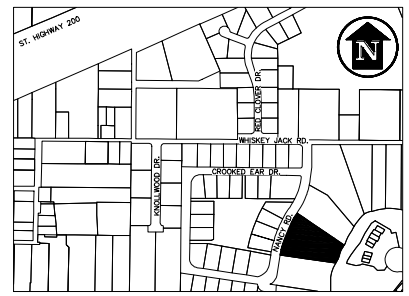
BASIS OF BEARING
(N89°53'30"E 2641.27'R1 (S89°37'42"E 2640.98'R2
N89°53'30"E 2640.62' (S89°37'42"E 2640.63'R3
150.00'R1



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	150.08	670.00	12°50'05"	S15°07'48"W 149.77
C2	148.25	670.00	12°40'39"	S27°53'10"W 147.94
C3	1.84	530.00	0°11'55"	N34°07'32"E 1.84
C4	267.02	530.00	28°51'59"	N19°47'30"E 264.21
C5	50.00	530.00	8°24'19"	N2°39'21"E 49.98
C6	5.71	670.00	0°29'17"	S8°28'08"W 5.71

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S23°58'14"E	29.00
L2	S66°01'46"W	29.00
L3	N0°06'30"W	29.83
L4	N55°48'51"W	3.63

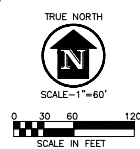
- LEGEND**
- ----- SET 5/8" X 30" REBAR WITH PLASTIC CAP, REB 12458
 - ----- FOUND MONUMENT AS NOTED
 - △ ----- COMPUTED POINT NOTHING FOUND OR SET
 - () ----- RECORDED DIMENSION PER REFERENCE NOTED



- REFERENCES**
- R1) AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION BOOK 3 OF PLATS, PAGE 70 (69 SCRATCHED OUT AND REPLACED).
 - R2) "THE COTTAGES" PHASE 1, BOOK 7, PAGE 71
 - R3) WENGER ESTATES, BOOK 6, PAGE 98
 - R4) FOSTER'S ACRES, BOOK 9, PAGE 22

- NOTES**
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
 - 2) WATER IS PROVIDED BY THE CITY OF SANDPOINT.
 - 3) SEWAGE DISPOSAL IS PROVIDED BY THE KOOTENAI-PONDERAY SEWER DISTRICT.
 - 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
 - 5) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
 - 6) PROJECT IS LOCATED WITHIN NORTH SIDE FIRE DISTRICT
 - 7) ZONING DISTRICT IS SUBURBAN.
 - 8) A PORTION OF THE PROPERTY IS WITHIN THE BOYER SLOUGH.
 - 9) NO WETLANDS ARE PRESENT
 - 10) A PORTION OF THE PROPERTY FALLS WITHIN FLOOD ZONE AE.

RECORDER'S CERTIFICATE



SECTION 7, TWP 57N, R1W, B.M.

SHEET TITLE:
NANCY SPLIT - PRELIMINARY

James A. Spruell and Associates, LLC
CONSULTING ENGINEERS
SANDPOINT, IDAHO, 83864, (208)263-4160

DATE: 04-24-22
SCALE: 1"=60'
DRAWN: REB
CHECKED: REB
PROJECT: REB
PRODUCT: 03/20/21-01
CADD FILE NO: 20210424-01
SHT 2 OF 2

NANCY SPLIT

LOCATED IN THE NW 1/4 OF SECTION 7, T.57N., R.1W., B.M., BONNER COUNTY, ID.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF NANCY SPLIT 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 _____, 2022.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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

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 _____, 2022.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT NANCY LILLIAN HAFF, TRUSTEE OF THE HAFF LIVING TRUST, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "NANCY SPLIT", LOCATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 2, AMENDED PLAT OF BLOCKS 1 AND 2 OF NORTH BAY ADDITION, FILED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY.

NANCY LILLIAN HAFF, TRUSTEE OF THE HAFF LIVING TRUST

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____ IN THE YEAR OF 20___ BEFORE ME PERSONALLY APPEARED NANCY LILLIAN HAFF, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF HAFF LIVING TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST 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

SUBJECT TO INSTRUMENT NO.

- 1.
- 2.
- 3.
- 4.
- 5.

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 7, 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2022.



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP0293000020A (BEING LOT 2, AMENDED PLAT OF BLOCKS 1 AND 2 OF NORTH BAY ADDITION) AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY OF THE ORIGINAL RECORD DIMENSIONS OF LOT 2 DID NOT CLOSE BY ±4'. THE FOUND ORIGINAL MONUMENT AT THE NORTH CORNER OF LOT 2 DOES NOT LAND ON THE RIGHT-OF-WAY OF NANCY ROAD BUT FITS WELL WITH THE MISCLASURE OF THE RECORD DIMENSIONS. THIS SURVEY HOLDS THE FOUND MONUMENT FOR THE DIRECTION OF THE NORTHEASTERLY LINE OF LOT 2, AND THEN EXTENDS THE LINE TO SAID RIGHT-OF-WAY. THE RIGHT-OF-WAY WAS DEFINED BY OTHER FOUND MONUMENTS AS SHOWN.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2022, AT _____, M.
AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.
INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER



SECTION 7, TWP 57N, R1W, B.M.	SHEET TITLE: NANCY SPLIT - PRELIMINARY	DATE: 5/24/22
		DRAWN: NONE
	SANDPOINT, IDAHO, 99156, (208)263-4160	CHECKED: REB
		PRODUCED: REB
		DATE: 05/23/22
		JOB FILE NO: 2022-05-24
		FILED: 5/24/22
		SHT. OF 2