

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLDC0082-22	RECEIVED: RECEIVED AUG 17 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Lane's Acres
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APPLICANT INFORMATION:

Landowner's name: THomas D. and Joyce L. Lane Trustees - Thomas D. and Joyce L. Lane Living Trust		
Mailing address: 726 Gypsy Bay Road		
City: Sagle	State: Idaho	Zip code: 83860
Telephone: (208) 265-4567	Fax:	
E-mail: gypspybayidaho@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Jeske		
Company name: JRS Surveying Inc.		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: Idaho	Zip code: 83805
Telephone: (208) 267-7555	Fax:	
E-mail: sjeske@jrssurveying.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 #: 3	Township: 56 N	Range: 3 W	Parcel acreage: 13.96 Acres
Parcel # (s): RP56N03W030001A			
Legal description: The North 495 ft. of Gov. Lots 1 and 2 lying east of the County road			
Current zoning: Rural 5	Current use: residential		
What zoning districts border the project site?			

North: Rural 5 Acres	East: Rural 5 Acres
South: Rural 5 Acres	West: Rural 5 Acres
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: (2 Lots) - 5.07 Acres, residential, house w/ outbuildings / 6.38 Acres, residential, house w/ outbuildings	
South: (2 Lots) - 5.39 Acres, residential, house w/ outbuildings / 8.32 Acres, residential, house w/ outbuildings	
East: 10.95 Acres, residential, house w/ outbuildings	
West: 32.13 Acres, residential, house w/ outbuildings- tree farm	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint, Idaho travel south on U.S. Highway No. 95, 3.1 miles - turn right (westerly) onto Lakeshore Drive, travel 8.2 miles - turn right (northerly) onto Gypsy Bay Road, travel 0.7 miles to the property on right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 7.95 Acres	1 : 1.3
Lot #2	Proposed acreage: 6.01 acres	1 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ Splitting 13.96 acre lot into 2 lots - 6.01 acres and 7.95 acres		

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: Property slopes th the east at 2% slope, with no vissible rock outcrop.
Water courses (lakes, streams, rivers & other bodies of water): _____ None
Springs & wells: _____ None

Existing structures (size & use): _____
70' x 70' pole barn on Lot 1

Land cover (timber, pastures, etc): _____
Lightly timbered - recently thinned.

Are wetlands present on site? Yes No

Source of information: Wetland Inventory mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0925E

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: Gravel, 22' wide public road -1% grade northerly with a 50' right of way, named Gypsy Bay Road along west edge of property. A gravel, 20' wide public road, +1% grade easterly with 60' right of way named Muskrat Lake Road along the north edge of the property.

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: _____

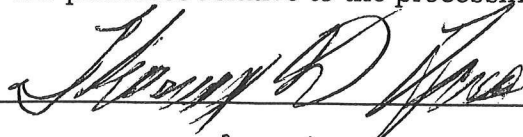
Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.

SERVICES:

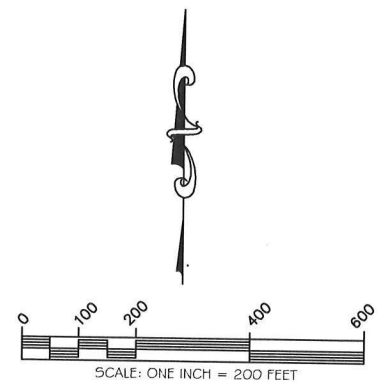
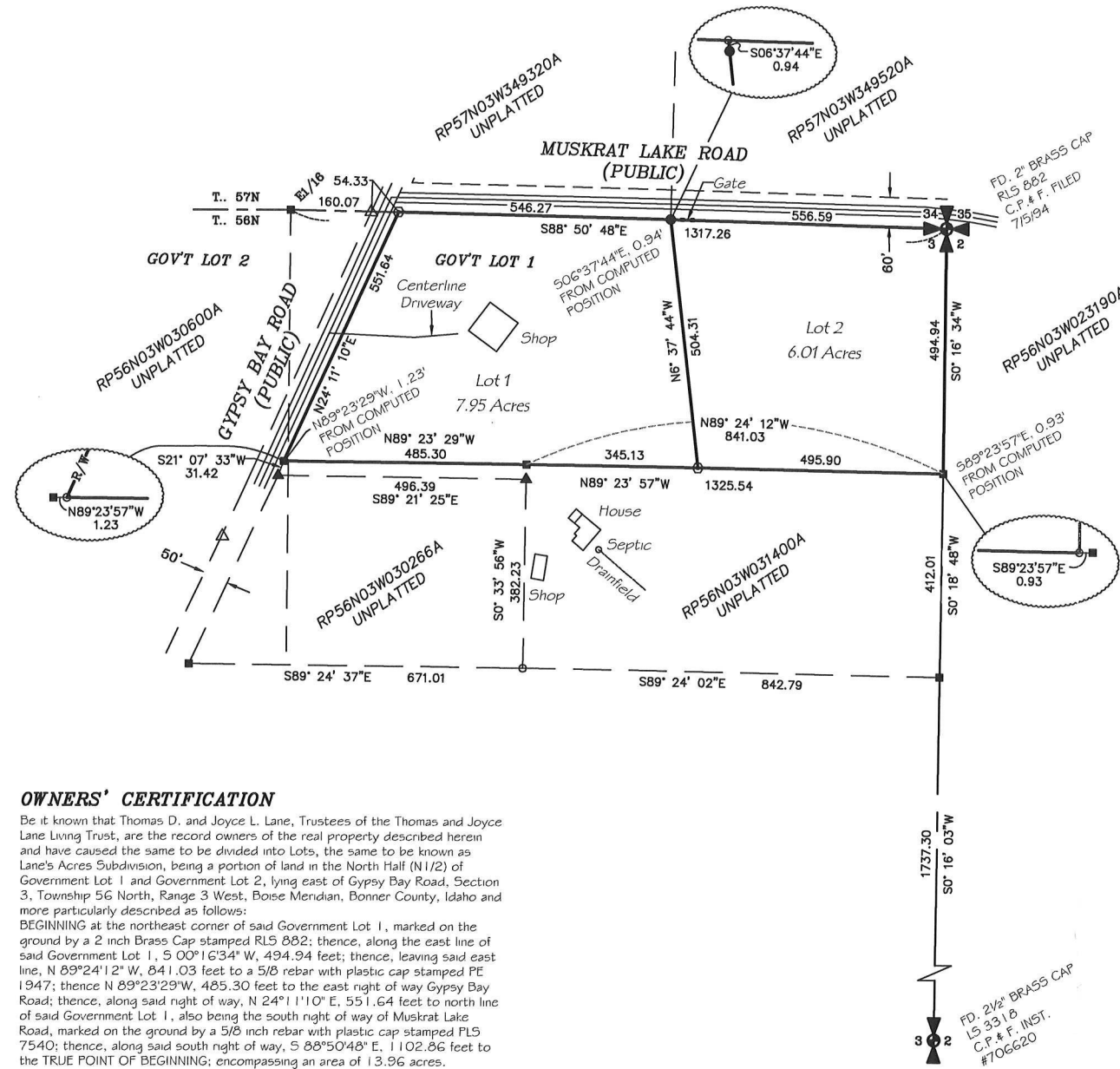
Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>septic w/ drainfield</u>
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
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 Inc.	

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: 7/19/2022

Landowner's signature:  Date: 7/19/2022

LANE'S ACRES
 IN THE
NE1/4 NE1/4 SECTION 3
TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO



- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - FOUND 5/8" REBAR AND PLASTIC CAP - PLS 5713
 - FOUND 5/8" REBAR AND PLASTIC CAP - PE 1947
 - ▲ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 14879
 - △ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 5318
 - ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
 - COMPUTED POINT

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Minor Land Division of the property described in Real Property Deed to Trust, Instrument No. 722688, in records of Bonner County, Idaho.

The survey was confined to NE1/4 of Section 3, T56N, R3W, BM in Bonner County, Idaho. Record of Survey by PLS 14879, Instrument Number 987533 and Record of Survey by PE 1947, Instrument Number 166232, records of Bonner County, Idaho, were utilized to verify corner locations and make final adjusted boundary determination. Monumentation found this survey matched. Records of Survey bearing and distances of adjacent properties. The description in Instrument Number 722688 refers to the North 495 feet of Government Lot 1 and Lot 2, lying east of the County Road - inferring that the north and south lines are parallel. Surveys of the properties to the south of the subject property did not hold a parallel line, creating a hiatus of approximately 12 feet at the southwest corner. Found monumentation along the east right of way of Gypsy Bay Road did not fit the location of the centerline of the existing road. The right of way for Gypsy Bay Road was determined to be a 50 foot wide prescriptive easement by Road and Bridge on this portion of the road. Found monumentation along the west right of way of Gypsy Bay Road, described in a Record of Survey by PLS 5361, Instrument Number 753145 were held for alignment for right of way being 50 foot wide, which fit the location of the centerline of existing road. The found monuments along the south line of Instrument Number 722688, although they are not parallel to the north line of the Section were held this survey, with computed points extended or shortened to intersect the lines between controlling monuments. Monuments found and set as noted this survey at new position for division of property.

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.99989071
 All distances shown are converted to ground.

ADJACENT SURVEYS OF RECORD

- RECORD OF SURVEY, INSTRUMENT NUMBER 466288
- RECORD OF SURVEY, INSTRUMENT NUMBER 490924
- RECORD OF SURVEY, INSTRUMENT NUMBER 493439
- RECORD OF SURVEY, INSTRUMENT NUMBER 753145
- RECORD OF SURVEY, INSTRUMENT NUMBER 901301
- RECORD OF SURVEY, INSTRUMENT NUMBER 987533

BOWER SUBDIVISION, BOOK 5 OF PLATS, PAGE 35
 INSTRUMENT NUMBER 449739

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein LANE'S ACRES Subdivision 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

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 2022

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 2022.

Bonner County Planning Director

OWNERS' CERTIFICATION

Be it known that Thomas D. and Joyce L. Lane, Trustees of the Thomas and Joyce Lane Living Trust, 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 Lane's Acres Subdivision, being a portion of land in the North Half (N1/2) of Government Lot 1 and Government Lot 2, lying east of Gypsy Bay Road, Section 3, Township 56 North, Range 3 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at the northeast corner of said Government Lot 1, marked on the ground by a 2 inch Brass Cap stamped RLS 882; thence, along the east line of said Government Lot 1, 5 00°16'34" W, 494.94 feet; thence, leaving said east line, N 89°24'12" W, 841.03 feet to a 5/8 rebar with plastic cap stamped PE 1947; thence N 89°23'29" W, 485.30 feet to the east right of way of Gypsy Bay Road; thence, along said right of way, N 24°11'10" E, 551.64 feet to north line of said Government Lot 1, also being the south right of way of Muskrat Lake Road, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, along said south right of way, S 88°50'48" E, 1102.86 feet to the TRUE POINT OF BEGINNING; encompassing an area of 13.96 acres.

Thomas D. Lane, Trustee _____ Date _____
 Joyce L. Lane, Trustee _____ Date _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
 ss. _____)
 County of _____)
 I hereby certify that on this _____ day of _____, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Thomas D. and Joyce L. Lane, Trustees of the Thomas and Joyce Lane Living Trust, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
 Residing at: _____

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 _____, 2022

Bonner County Treasurer

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 sanitary restriction requirements are satisfied.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2022, at _____ m. and duly recorded as Instrument No. _____

County Recorder _____ Deputy Recorder _____

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805	
(208) 267-7655	
PLAT	
FOR: JOYCE AND THOMAS LANE	REVISION NO. 1
DRAWN BY: SAJ/KK	DATE: 08/16/2022
S5, T56N, R3W, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 22-47