

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 # MLD0083-22	RECEIVED: RECEIVED AUG 17 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat Lot 2, Gentle Pines Subdivision
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APPLICANT INFORMATION:

Landowner's name: Hilary Mannan		
Mailing address: P.O. Box 1991		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: (208) 290-5959	Fax:	
E-mail: hillmannan@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@jrsurveying.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 #: 18	Township: 57 N	Range: 2 W	Parcel acreage: 7.24 Acres
Parcel # (s):			
Legal description: Sec. 18 T597N R2W - Lot 2 Gentel Pines Subdivision			
Current zoning: Suburban (s)	Current use: Suburban Growth Area (2.5 - 5.0 AC)		
What zoning districts border the project site?			

North: Suburban (S)	East: Suburban (S)
South: Suburban (S)	West: Suburban (S)
Comprehensive plan designation: Suburban Growth Area	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential lots with houses ranging from 4-acres to 7-acres	
South: 20 Acres - bare forest	
East: 5 Acres - Residential lot with house	
West: 5.77 Acres, residential with house - 20 Acres, bare forest land.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: In Sandpoint travel north on N. 5th toward Alder St. (0.3 miles), turn left onto Larch St. travel (0.2miles) turn right onto N. Boyer Ave. travel (0.5 miles), turn left onto Baldy Mountain Road travel (2.8 miles), Turn left onto Wood View Rd. travel (0.9 miles) to destination 218 Southview lane, Sandpoint, Idaho 83864.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1 2A	Proposed acreage: 3.0 Ac	2.1 : 1
Lot #2 2B	Proposed acreage: 4.24 Ac	2.9 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Lot 2 of Gentle Pines Subdivision being 7.24 acres, Splitting into Lot 2A -3.00 acres and Lot 2B-4.24 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>Land gentle slopes to the creek with max. slope of 28%</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>Unnamed creek runs through both proposed parcels on the west side.</u>
Springs & wells: <u>Well on Lot 2B</u>

Existing structures (size & use): Proposed Lot 2B would contain the existing house, with Lot 2A small shed

Land cover (timber, pastures, etc): Both Lots are mostly covered by timber.

Are wetlands present on site? Yes No

Flood Hazard Zones located on site: X D A AE

Source of information: FEMA NFHL Viewer
DFIRM MAP: 16017C0695E

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: South View Lane 60' Private Ingress, Egress & utility Easement per Inst.# 433890

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.

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 with 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

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: Stephen Joske (representative) Date: 8-18-2022

Landowner's signature: _____ Date: _____

OWNER'S CERTIFICATION

Be it known that Hillary Mannan is the record owner of the real property described as Lot 2 of Gentle Pines Subdivision, recorded in Book 7 of Plats, Page 159 as Instrument Number 667082, in records of Bonner County, Idaho, have caused the same to be re-platted, and is in the Southwest Quarter (SW1/4) of Section 18, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:
 COMMENCING at a point on the east line of said SW1/4, which is N 00°05'18" E, 247.84 feet from the southeast corner of said SW1/4; thence, leaving said east line, S 89°25'43" W, 310.09 feet to a 5/8 inch rebar with plastic cap stamped PLS 7879, being the TRUE POINT OF BEGINNING; thence S 89°25'07" W, 307.20 feet to the centerline of South View Lane as described in Instrument Number 433890 in records of Bonner County, Idaho, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, along the centerline of said South View Lane the following, 12 courses; N 18°40'55" W, 137.17 feet to a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, on a curve to the right having a central angle of 08°16'27" and a radius of 600.00 feet, for an arc distance of 86.65 feet (chord = N 14°32'41" W, 86.57 feet); thence N 10°24'28" W, 478.22 feet to a 5/8 rebar with plastic cap stamped PLS 6107; thence, on a curve to the right having a central angle of 25°28'57" and a radius of 210.00 feet, for an arc distance of 93.40 feet (chord = N 02°20'00" E, 92.63 feet), to a 5/8 rebar with plastic cap stamped PLS 7879; thence N 15°04'30" E, 50.95 feet to a 5/8 rebar with plastic cap stamped PLS 7879; thence, on a curve to the right having a central angle of 43°39'07" and a radius of 100.00 feet, for an arc distance of 76.19 feet (chord = N 36°54'04" E, 74.36 feet), to a 5/8 rebar with plastic cap stamped PLS 7879; thence N 58°43'37" E, 47.00 feet to a 5/8 rebar with plastic cap stamped PLS 7879; thence, on a curve to the right having a central angle of 17°54'54" and a radius of 70.00 feet, for an arc distance of 144.06 feet (chord = S 62°18'56" E, 119.95 feet), to a 5/8 rebar with plastic cap stamped PLS 7879; thence S 03°21'29" E, 162.71 feet to a 5/8 rebar with plastic cap stamped PLS 7879; thence, on a curve to the left having a central angle of 164°35'53" and a radius of 60.00 feet, for an arc distance of 172.37 feet (chord = N 78°56'27" E, 118.92 feet), to a 5/8 rebar with plastic cap stamped PLS 7540; thence, leaving said centerline, N 79°02'24" E, 135.16 feet to a 5/8 rebar with plastic cap stamped PLS 7879; thence S 00°36'06" W, 736.97 to the TRUE POINT OF BEGINNING; encompassing an area of 7.24 acres.

Hillary Mannan _____ 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 Hillary Mannan, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that she signed the same as her 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: _____

DOCUMENTS AND EASEMENT OF RECORD

Documents and Easement of Record
 The following documents of Record per Title-One, Preliminary Research Report, File 22453347
 Effective date May, 12, 2022.

- Easement and conditions granted to the General Tele. Company of the Northwest recorded Jan. 7, 1977. Instrument Number 182898
- All matters, rights and easements, interests and claims as disclosed by Record of Survey recorded Dec. 31, 1992 as Instrument Number 417848, records of Bonner County, Idaho.
- Covenants, conditions and restrictions recorded April 23, 1983, Instrument Number 423410.
- Agreement, terms and conditions contained in Road Maintenance Agreement by National Associated Properties, Inc. recorded April 23, 1993 as Instrument Number 423411.
- Easement, granted to Westwood Estates for right of way and utilities purposes, recorded Oct. 18, 1993 as Instrument Number 433890.
- Terms and conditions contained in a Deed, Instrument Number 509396, dated Aug. 25, 1997.
- Easements, reservations, restrictions and dedications as shown on the official plat of said Subdivision.

COUNTY COMMISSIONERS' CERTIFICATE

This RePlat 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

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.

South View Lane
 (Private Ingress, Egress &
 Utility Easement per
 Instrument Number 433890)

Hughes Heights
 Subdivision

Woodview
 Subdivision

30' Wide Ingress, Egress &
 Utility Easement per
 Instrument Number 667082

(Unplatted)

(Unplatted)

(Unplatted)

FD. 5/8" REBAR WITH
 PLASTIC CAP
 PLS 6107
 S12°51'30"W, 0.19'
 FROM COMPUTED
 POSITION

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG/DISTANCE
C1	08°16'27"	600.00	86.65	N14°32'41"W 86.57
C2	25°28'57"	210.00	93.40	N02°20'00"E 92.63
C3	43°39'07"	100.00	76.19	N36°54'04"E 74.36
C4	117°54'54"	70.00	144.06	S62°18'56"E 119.95
C5	179°42'17"	60.00	188.19	N88°47'22"E 120.00
C6	15°41'50"	60.00	16.44	N10°54'41"W 16.39
C7	11°04'58"	240.00	46.42	S21°31'21"E 46.35
C8	24°04'10"	125.00	52.51	S15°01'45"E 52.13

BASIS OF BEARINGS

Bearings are based on the East line of the Southwest Quarter of Section 18 per previous survey by PLS 7879 recorded in Book 7 of Plats, Page 159 as Instrument Number 667082, records of Bonner County, Idaho.

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Replat Lot 2 of Gentle Pines Subdivision described in Book 7 of Plats, Page 159 as Instrument Number 667082, records Bonner County, Idaho, making it into two Lots.
 The survey was confined to the Lot 2 of said Gentle Pines Subdivision in Section 18, T57N R2W, B.M. in Bonner County, Idaho. Controlling corners of Lot 2 were tied this survey. Utilizing the Record of Survey by PLS 7879 recorded in Book 7 of Plats, Page 159 as Instrument Number 667082, records of Bonner County, Idaho to verify corner locations and make final adjusted boundary determination. Monuments were set as noted this survey at new position for adjusted property lines.

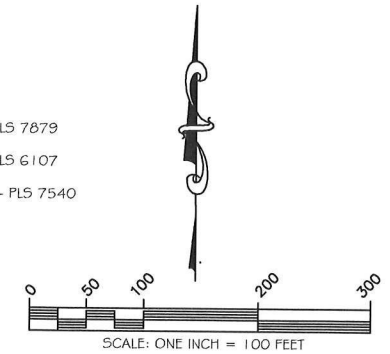
ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY, INSTRUMENT NUMBER 122789
 RECORD OF SURVEY, INSTRUMENT NUMBER 300658
 RECORD OF SURVEY, INSTRUMENT NUMBER 338437
 RECORD OF SURVEY, INSTRUMENT NUMBER 612778
 BOOK 4 OF PLATS, PAGE 29, INSTRUMENT NUMBER 306893
 BOOK 7 OF PLATS, PAGE 159, INSTRUMENT NUMBER 667082
 BOOK 8 OF PLATS, PAGE 120, INSTRUMENT NUMBER 720862

PRELIMINARY REPLAT
LOT 2, GENTLE PINES SUBDIVISION
 IN THE
SW1/4 OF SECTION 18
TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.
BONNER COUNTY, IDAHO

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7879
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 6107
- ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
- COMPUTED POINT



COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Replat of Lot 2, Gentle Pines 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

SURVEYOR'S CERTIFICATION

I, Stephen J. Jeske, PLS 7540, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 18, Township 57 North, Range 2 West, of the Boise Meridian, East Hope, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



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 in Book _____ of Plats, Page _____, as Instrument No. _____

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
 BONNERS FERRY, ID. 83805
 (208) 267-7555

REPLAT

FOR: MANNAN	REVISION NO. 1
DWN BY: SJJ/RLK	08/08/2022
SEC. 18, T57N, R2W, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 21-134