

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 # ML00086-22 | RECEIVED: RECEIVED AUG 30 2022 BONNER COUNTY PLANNING DEPARTMENT |
|--------------------------|---|

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Davis Acres

APPLICANT INFORMATION:

| | | |
|-------------------------------|-----------|-----------------|
| Landowner's name: Ken Davis | | |
| Mailing address: PO Box 154 | | |
| City: Laclede | State: WA | Zip code: 83841 |
| Telephone: 916-216-1715 | Fax: | |
| E-mail: kendavis870@gmail.com | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|--|-----------|-----------------|
| Representative's name: Jenn 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 #: 24 | Township: 56N | Range: 04W | Parcel acreage: |
| Parcel # (s): RP56N04W246000A | | | |
| Legal description: 24-56N-4W E2SWSW | | | |
| Current zoning: R-10 | Current use: Rural Residential | | |
| What zoning districts border the project site? | | | |

| | |
|--|------------|
| North: R-10 | East: R-10 |
| South: R-10 | West: R-10 |
| Comprehensive plan designation: | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: 20 acres- vacant | |
| South: 280 acres- Mobile home | |
| East: 13.60 acre with 2 mobile homes | |
| West: 10 acre lot with Single Family residence and outbuildings & 10 acre lot, Vacant | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: _____ | |
| _____ | |
| _____ | |
| _____ | |

ADDITIONAL PROJECT DESCRIPTION:

| | | |
|--|------------------------|----------------------------|
| Existing plat recording information: | | |
| This application is for : | | |
| Proposed lots: | | Depth to Width Ratio (D:W) |
| Lot #1 | Proposed acreage: 9.80 | |
| Lot #2 | Proposed acreage: 9.81 | |
| Lot #3 | Proposed acreage: | |
| Lot #4 | Proposed acreage: | |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: <u>Aliquot parcel split</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: | _____ |
| Fairly steep. | _____ |
| | _____ |
| | _____ |
| | _____ |
| Water courses (lakes, streams, rivers & other bodies of water): | <u>None.</u> |
| | _____ |
| | _____ |
| | _____ |
| Springs & wells: | <u>Year round creek and springs throughout property.</u> |
| | _____ |
| | _____ |

Existing structures (size & use): Single Family home with outbuildings

Land cover (timber, pastures, etc): Heavily timbered.

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

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:

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: Manley Creek Rd to proposed lot 1 and Manley Creek Rd to private easement for proposed lot 2.

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 tank with 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 checked="" 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> <u>Water from creek.</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? No power. (Solar only) | |

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: *Jim Brewer* Date: 8/25/2022
Representative

Landowner's signature: _____ Date: _____

SECTION 24, TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M. BONNER COUNTY, IDAHO

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 898940.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS NO. 8792, UNLESS OTHERWISE NOTED
- ▲ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCES



SCALE-1"=200'

0 100 200 400
SCALE IN FEET

RECORDER'S CERTIFICATE

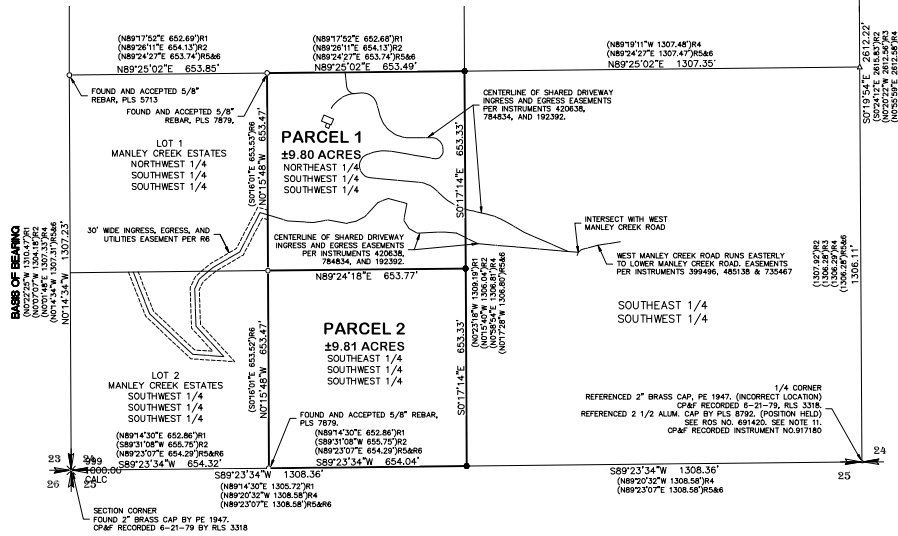
FILED THIS _____ DAY OF _____, 2022, AT _____ M.
AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.
INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

NOTES

- COAR'S AND EASEMENTS STATED IN THE WARRANTY DEED RECORDED UNDER INSTRUMENT 116891, RECORDS OF BONNER COUNTY, IDAHO, AFFECT THE SUBJECT PROPERTY.
- PARCEL 1 AND 2 AS SHOWN HEREON ARE SUBJECT TO A UTILITIES EASEMENT WITH NO DEFINED WIDTH OR LOCATION BENEFITING GENERAL TELEPHONE COMPANY (INSTRUMENT 190327, RECORDS OF BONNER COUNTY).
- COAR'S AND EASEMENTS STATED IN THE QUIT CLAIM DEED RECORDED UNDER INSTRUMENT 192392, RECORDS OF BONNER COUNTY, IDAHO, AFFECT THE SUBJECT PROPERTY.
- COAR'S AND EASEMENTS STATED IN THE RECORD OF SURVEY RECORDED UNDER INSTRUMENT 343506, RECORDS OF BONNER COUNTY, IDAHO, AFFECT THE SUBJECT PROPERTY.
- COAR'S AND EASEMENTS STATED IN THE WARRANTY DEED RECORDED UNDER INSTRUMENT 420638, RECORDS OF BONNER COUNTY, IDAHO, AFFECT THE SUBJECT PROPERTY.
- COAR'S AND EASEMENTS STATED IN THE RECORD OF SURVEY RECORDED UNDER INSTRUMENT 691420 AND THE SURVEYOR'S NARRATIVE RECORDED UNDER INSTRUMENT 691419, RECORDS OF BONNER COUNTY, IDAHO, AFFECT THE SUBJECT PROPERTY.
- THE CORNERS SET BY PE 1947 SHOWN HEREON AS "INCORRECT POSITION", WERE SET PER RECORD OF SURVEY INSTRUMENT NO. 343506. THEY WERE DISCLOSED AS INCORRECTLY SET PER RECORD OF SURVEY INSTRUMENT NUMBERS 525563 (PE 1947), 691420 (PLS 8792) AND 718024 (PLS 5713). NEW MONUMENTS WERE SET AT THE CORRECT LOCATIONS AS SHOWN HEREON.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

PRELIMINARY

RUSSELL E. BADGLEY

PLS 12458

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO SPLIT BONNER COUNTY PARCEL RP56N04W24E00A INTO TWO SEPARATE PARCELS AS SHOWN.

REFERENCES

- RECORD OF SURVEY INSTRUMENT NO. 343506.
- RECORD OF SURVEY INSTRUMENT NO. 525563.
- RECORD OF SURVEY INSTRUMENT NO. 691420.
- RECORD OF SURVEY INSTRUMENT NO. 718024.
- RECORD OF SURVEY INSTRUMENT NO. 898940.
- PLAT OF MANLEY CREEK ESTATES, INSTRUMENT NO. 917464, BOOK 12 OF PLAT, PAGE 97.

| | | |
|-----------------------------------|--|------------------------|
| SECTION 24, TWP 56N, R4E 4W, B.M. | SHEET TITLE: MINOR LAND DIVISION FOR KEN DAVIS | DATE: 2-28-22 |
| | | SCALE: 1"=200' |
| | | CHECKED: REB |
| | | PREPARED BY: JAS |
| | | CAD FILE NO.: 2021-001 |
| | | CAD FILE NO.: 2021-001 |
| | | S-DRAWN: JLD |
| | | SHT. 1 OF 1 |

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