

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 # ML00087-22	RECEIVED: RECEIVED AUG 30 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Bahia del Sol

APPLICANT INFORMATION:

Landowner's name: Darwin & Carolyn Brown C/O Scott Brown		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-610-1157	Fax:	
E-mail: sbrown@jasewell.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Brown		
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: sbrown@jasewell.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: 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		

PARCEL INFORMATION:

Section #: 02	Township: 56N	Range: 02W	Parcel acreage: 12.63
Parcel # (s): RP56N02W024940A & RP56N02W024903A			
Legal description: 2-56N-2W NESW E OF THREAD OF FRY CREEK LESS TAX 127 & 129			
Current zoning: Suburban		Current use: Transition	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Bottle Bay Rd. and 2.64-acre parcel with Single Family Home and outbuildings	
South: Fry Creek	
East: Fry Creek	
West: 10-acre parcel with single family dwelling	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Hwy 95 south, turn left on to Bottle Bay Rd, proceed 1/4 mile and turn right in to driveway of 268 Bottle Bay Rd.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 0.59	
Lot #2	Proposed acreage: 0.53	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>To define land ownership in which the current home sits on .59 acres</u> and to add additional lot (.53 acres); with remainder to be left as is.		

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: The site slopes from 2% to 10% south toward Fry Creek.
Water courses (lakes, streams, rivers & other bodies of water): Fry Creek runs along the south side of the property.
Springs & wells: <u>None.</u>

Existing structures (size & use): Single Family Home.

Land cover (timber, pastures, etc): Harvested hay crops.

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. Existing 30 ft. access easement to Lot 1 from Bottle Bay Rd. (see title report for description). New 30 ft. easement to be extended to proposed Lot 2. Access to be provided per MLD 12-660 D.2.a.

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:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Southside Water & Sewer District
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system - List type:</u> _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Sewer hookup to Lot 1 is existng. Hookup to Lot 2 currently secured via LID.</u>	
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 checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> <u>Mountain Springs Water Corporation</u>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Water service is existng on Lot 1.</u>	
Which power company will serve the project site? <u>Avista</u>	

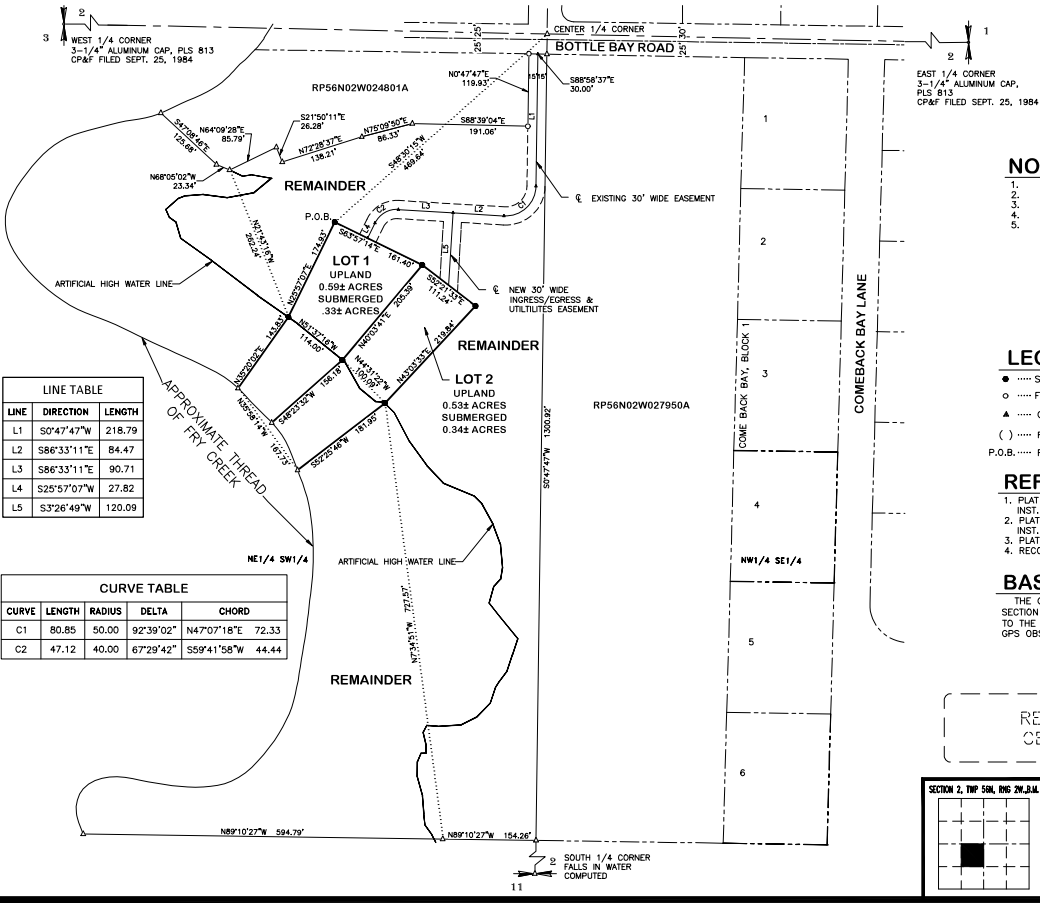
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 8/30/2022

Landowner's signature: _____ Date: _____

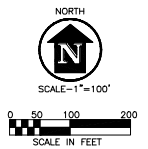
BAHIA DEL SOL

SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



LINE	DIRECTION	LENGTH
L1	S0°47'47"W	218.79
L2	S86°33'11"E	84.47
L3	S86°33'11"E	90.71
L4	S25°57'07"W	27.82
L5	S3°26'49"W	120.09

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	80.85	50.00	92°39'02"	N47°07'18"E 72.33
C2	47.12	40.00	67°29'42"	S59°41'58"W 44.44



NOTES

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

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1/2" REBAR PER DEED INST. NO. 921987
- ▲ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCES
- P.O.B. POINT OF BEGINNING

REFERENCES

1. PLAT OF COME BACK BAY SUBDIVISION, BK. 3, PG. 52, INST. NO. 128846
2. PLAT OF GOLDEN MEADOWS SUBDIVISION, BK. 5, PG. 50, INST. NO. 456945
3. PLAT OF BELLA VIEW, BK. 8, PG. 133, INST. NO. 722003
4. RECORD OF SURVEY INST. NO. 758031

BASIS OF BEARING

THE GEODETIC BEARING OF THE EAST-WEST CENTER SECTION LINE OF SECTION 2, FROM THE WEST 1/4 CORNER TO THE EAST 1/4 CORNER, BEING SXX°XX'XX"E, BASED ON GPS OBSERVATIONS.

RECORDER'S CERTIFICATE



SECTION 2, TWP 56N, R2W 2E, B.M.	SHEET TITLE:	BAHIA DEL SOL	DATE: 12-23-22
			SCALE: 1"=100'
			DRAWN: REB
			CHECKED: REB
			PRODUCED: RSB
			DATE: 02/02/2023 9:00 AM
			JOB: 2022-001
			DATE: 12/23/22
			SHT 2 OF 2

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

BAHIA DEL SOL

SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF BAHIA DEL SOL 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

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 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 DARWIN W. BROWN AND CAROLYN J. BROWN, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "BAHIA DEL SOL", LOCATED IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS N89°20'20"W, 2654.12 FEET;
THENCE S48°30'15"W, 469.64 FEET TO THE POINT OF BEGINNING;
THENCE S63°57'14"E, 161.40 FEET;
THENCE S52°21'33"E, 111.24 FEET;
THENCE S43°03'33"W, 219.84 FEET;
THENCE S52°25'45"W, ±161.85 FEET TO A POINT IN THE THREAD OF FRY CREEK;
THENCE ALONG THE THREAD OF FRY CREEK TO A POINT N35°58'48"W, 167.73 FEET FROM THE PREVIOUS POINT;
THENCE LEAVING SAID THREAD N35°20'02"E, ±143.83 FEET TO A POINT THAT IS S29°57'07"W, 174.93 FEET FROM THE POINT OF BEGINNING;
THENCE N29°57'07"E, 174.93 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY SOUTHSIDE WATER & SEWER DISTRICT.
WATER SERVICE IS TO BE PROVIDED BY MOUNTAIN SPRINGS WATER.

THE NEW 30' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 2.

DARWIN W. BROWN

CAROLYN J. BROWN

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022,
BEFORE ME PERSONALLY APPEARED
DARWIN W. BROWN AND CAROLYN J. BROWN, HUSBAND AND WIFE, 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

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 2, TOWNSHIP 56 NORTH, RANGE 2 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.

RUSSELL E. BADGLEY 12458 PLS 12458
PRELIMINARY
RUSSELL E. BADGLEY
STATE OF IDAHO

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOTS 1 AND 2 FROM THE PROPERTY DESCRIBED IN QUILCLAIM DEED INST. NO. 921987, BEING BONNER COUNTY PARCEL NUMBERS RP56N02W024903A AND RP56N02W024940A, AND LEAVING THE REMAINDER AS SHOWN.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2022, AT _____ M. IN BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

SECTION 2, TWP 56N, RNG 2W, B.M.	SHEET TITLE: BAHIA DEL SOL	PLS 12458-22
		SCALE: NONE
	James A. Sewell and Associates, LLC	CHECKED: REB
	CONSULTING ENGINEERS	PRODUCED: RSB
	SANDPOINT, ID, 83864, (208)263-4160	DATE: 08/08/2022
		DATE: 08/08/2022