



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 # MLD0091-22	RECEIVED: Received by Bonner County Planning Department on September 14, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: SKY TOP ESTATES AT GARFIELD BAY

APPLICANT INFORMATION:

Landowner's name: RYAN AND KELLIE CALLAHAN		
Mailing address: PO BOX 253		
City: SAGLE	State: ID	Zip code: 83860
Telephone:	Fax:	
E-mail: NORTHERNMOUNTAINLLC@YAHOO.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: ID	Zip code: 83852
Telephone: 2082901725	Fax:	
E-mail: PROVOLTLANDSURVEYING@GMAIL.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 #: 21	Township: 56N	Range: 1W	Parcel acreage: 40.27
Parcel # (s): RP56N01W210006A			
Legal description: 21-56N-1W TAX 33			
Current zoning: RECREATION		Current use: RESORT COMM.	
What zoning districts border the project site?			

North:R-10	East:REC
South:REC	West:REC
Comprehensive plan designation:RESORT	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:314 AC FARM	
South:0.5 AC RESIDENTIAL	
East:68 AC BARE STATE LANDS	
West:2.8 - 8.5 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:TRAVEL SOUTH ON HWY 95 FOR 4.8 MILES, TURN RIGHT ON SAGLE ROAD AND TRAVEL 7.1 MILES TO GARFIELD BAY ROAD, TURN RIGHT AND TRAVEL 0.9 MILES TO PROPERTY	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 1.0 AC	1:1
Lot #2	Proposed acreage: 1.0 AC	1.5:1
Lot #3	Proposed acreage: 1.0 AC	2.2:1
Lot #4	Proposed acreage: 1.0 AC	1.25:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: DIVIDE A 40+ AC PARCEL INTO 4 LOTS AND A REMAINDER OF 34.48 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: LARGE ROCK OUTCROPPING IN CENTER SOUTH OF PARCEL WITH A SMALL VALLEY ON THE EASTERLY SIDE FROM NORTH TO SOUTH. MANY BENCHES AND BUILDABLE AREAS THROUGHOUT THE PROPERTY. MAX SLOPE IS 40% WITH AN AVERAGE SLOPE OF 5%
Water courses (lakes, streams, rivers & other bodies of water): UNNAMED LAKE ON THE PROPERTY TO THE WEST AS SHOWN ON THE APPLICATION MAP, NO OTHER BODIES OF WATER.
Springs & wells: 3 WELLS ON PROPERTY, 1 IS FOR COMMUNITIES TO THE SOUTH AS SHOWN ON APPLICATION MAP

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): SOME TIMBER COVER THROUGHOUT THE PROPERTY (25%+-)

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0975E

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: 60' WIDE EASEMENT, DIRT ROAD AS DESCRIBED IN INST. NO. 143101 (RED HAWK LANDING)

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.
SEE APPLICATION MAPS

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
GARFIELD BAY 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: EXISTING COMMUNITY SYSTEM MANAGED BY THE GARFIELD BAY SEWER DISTRICT

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: 2 wells serving the 4 lots and remainder. Ownership and maintenance responsibility TBD

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: 2 wells. Letter from Engineer or geologist to be provided

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:  Date: 9-13-22

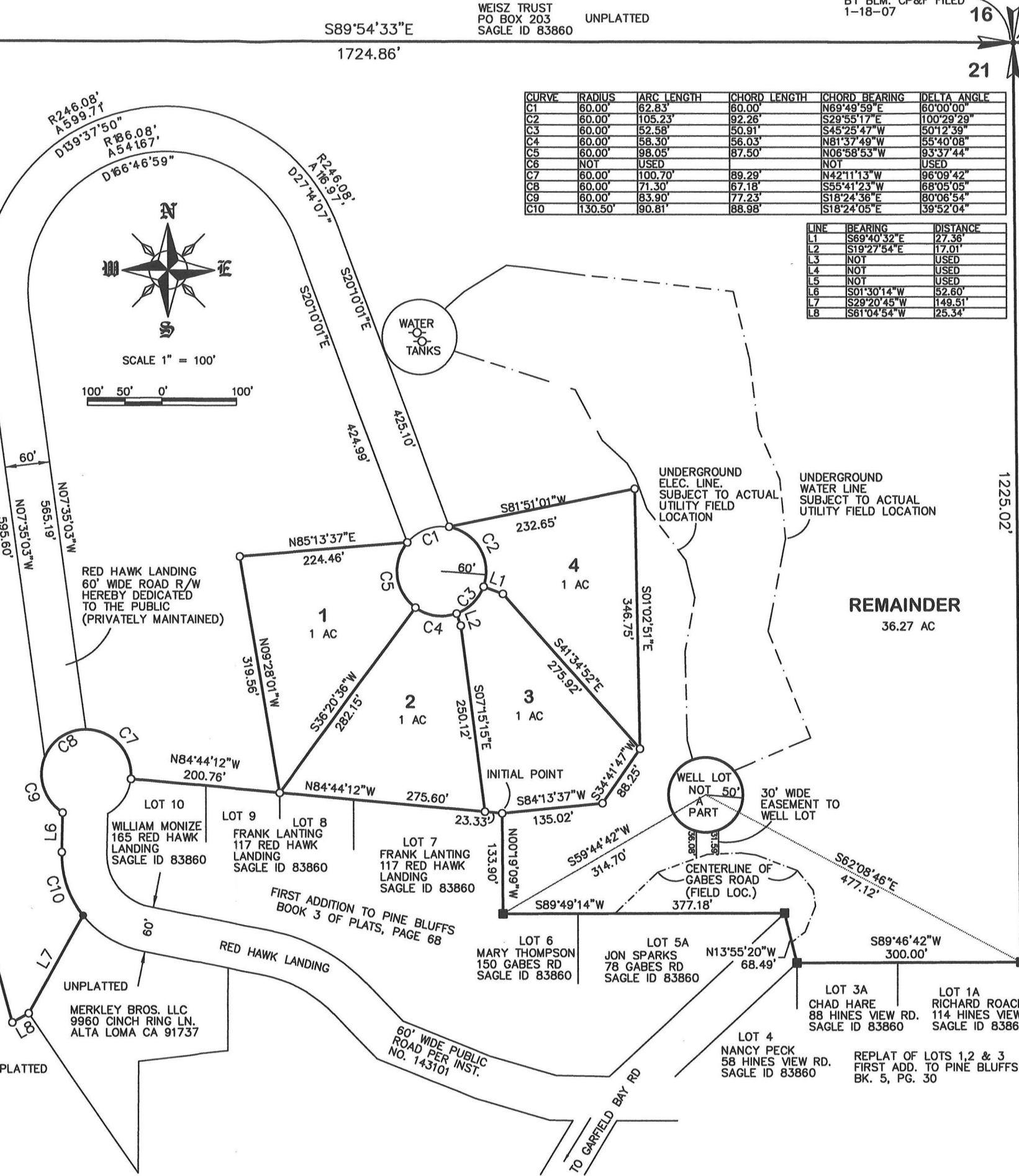
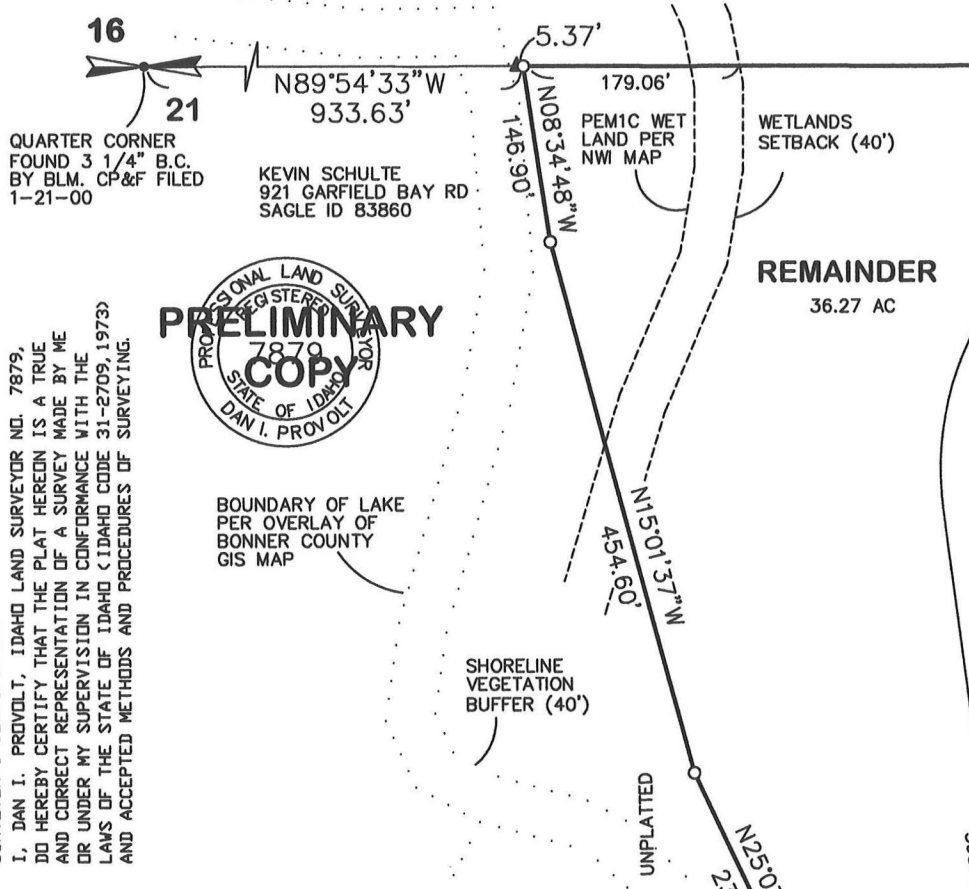
Landowner's signature: _____ Date: _____

SKY TOP ESTATES AT GARFIELD BAY

SECTION 21, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER FOUND 3 1/4" B.C. BY BLM. CP&F FILED 1-18-07
 COMMENCEMENT POINT

WEISZ TRUST
 PO BOX 203
 SAGLE ID 83860
 UNPLATTED



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	62.83'	60.00'	N69°49'59" E	60°00'00"
C2	60.00'	105.23'	92.26'	S29°55'17" E	100°29'29"
C3	60.00'	52.58'	50.91'	S45°25'47" W	50°12'39"
C4	60.00'	58.30'	56.03'	N81°37'49" W	55°40'08"
C5	60.00'	98.05'	87.50'	N06°58'53" W	93°37'44"
C6	NOT USED			NOT USED	NOT USED
C7	60.00'	100.70'	89.29'	N42°11'13" W	96°09'42"
C8	60.00'	71.30'	67.18'	S55°41'23" W	68°05'05"
C9	60.00'	83.90'	77.23'	S18°24'36" E	80°06'54"
C10	130.50'	90.81'	88.98'	S18°24'05" E	39°52'04"

LINE	BEARING	DISTANCE
L1	S89°40'32" E	27.36'
L2	S19°27'54" E	17.01'
L3	NOT USED	
L4	NOT USED	
L5	NOT USED	
L6	S01°30'14" W	52.60'
L7	S29°20'45" W	149.51'
L8	S61°04'54" W	25.34'

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "FIRST ADDITION TO PINE BLUFFS", RECORDED IN BOOK 3 OF PLATS, PAGE 68, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

- RECORD OF SURVEY INST. NO. 767073
- PLAT OF FIRST ADDITION TO PINE BLUFFS, BK. 3 OF PLATS, PG. 68
- REPLAT & AMENDMENT OF LOT 5 FIRST ADDITION TO PINE BLUFFS, BK. 5 OF PLATS, PG. 70

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE MINOR LAND DIVISION CREATION OF 4 LOTS USING DEED INST. NO. 445876, FOUND MONUMENTS FROM REFERENCED SURVEYS AND THE NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 21 AS SHOWN.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 1" IRON PIPE
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6374
- ▼ CALCULATED POINT, NOT SET

SKY TOP ESTATES AT GARFIELD BAY

PROVOLT LAND SURVEYING, INC
 P.O. BOX 580 PONDERAY, ID. 83852
 (208) 290-1725

DATE: 09-06-22
 SCALE: 1"=100'
 PROJ. NO.: 1377
 SHT. 1 OF 2

KEVIN SCHULTE
 921 GARFIELD BAY RD
 SAGLE ID 83860
 UNPLATTED

GARFIELD CREEK
 PER OVERLAY OF
 BONNER CO.
 GIS MAP

MERKLEY BROS. LLC
 9960 CINCH RING LN.
 ALTA LOMA CA 91737

WILLIAM MONIZE
 165 RED HAWK
 LANDING
 SAGLE ID 83860

LOT 9
 FRANK LANTING
 117 RED HAWK
 LANDING
 SAGLE ID 83860

LOT 7
 FRANK LANTING
 117 RED HAWK
 LANDING
 SAGLE ID 83860

LOT 6
 MARY THOMPSON
 150 GABES RD
 SAGLE ID 83860

LOT 5A
 JON SPARKS
 78 GABES RD
 SAGLE ID 83860

LOT 4
 NANCY PECK
 58 HINES VIEW RD.
 SAGLE ID 83860

REPLAT OF LOTS 1, 2 & 3
 FIRST ADD. TO PINE BLUFFS
 BK. 5, PG. 30

WELL LOT
 NOT 50'
 A PART

CENTERLINE OF
 GABES ROAD
 (FIELD LOC.)

RED HAWK LANDING
 60' WIDE ROAD R/W
 HEREBY DEDICATED
 TO THE PUBLIC
 (PRIVATELY MAINTAINED)

REMAINDER
 36.27 AC

REMAINDER
 36.27 AC

IDAHO DEPT. OF FISH & GAME - UNPLATTED

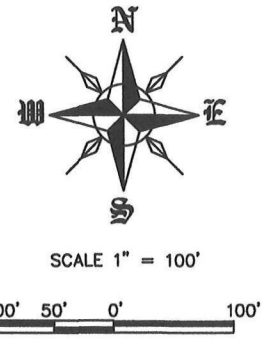
500'20'58"E
 1225.02'

SURVEYOR'S CERTIFICATE
 I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,
 DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE
 AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME
 OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
 LAWS OF THE STATE OF IDAHO (IDAHOCODE 31-2709, 1973)
 AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.



BOUNDARY OF LAKE
 PER OVERLAY OF
 BONNER COUNTY
 GIS MAP

SHORELINE
 VEGETATION
 BUFFER (40')



SKY TOP ESTATES AT GARFIELD BAY

SECTION 21, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RYAN CALLAHAN AND KELLIE CALLAHAN, 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, THE SAME TO BE KNOWN AS "THE VILLAGE AT EAGLE CROSSING", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER SOUTH 00 DEGREES 20' 58" EAST, 1224.80 FEET TO THE NORTHEAST CORNER OF LOT 1A OF THE REPLAT OF LOTS 1, 2 & 3, FIRST ADDITION TO PINE BLUFFS (BK. 5 OF PLATS, PG. 30); THENCE ALONG THE NORTHERLY LINE OF SAID REPLAT SOUTH 89 DEGREES 46' 42" WEST, 300.00 FEET TO THE NORTHEAST CORNER OF LOT 4 OF FIRST ADDITION TO PINE BLUFFS (BK. 1, PG. 184); THENCE ALONG THE NORTHERLY LINE OF SAID PLAT THE FOLLOWING THREE (3) COURSES;

1. NORTH 13 DEGREES 55' 20" WEST, 68.49 FEET;
2. SOUTH 89 DEGREES 49' 14" WEST, 377.18 FEET;
3. NORTH 00 DEGREES 19' 09" WEST, 133.90 FEET TO THE INITIAL POINT; THENCE NORTH 84 DEGREES 44' 12" WEST, 298.93 FEET; THENCE NORTH 09 DEGREES 28' 01" WEST, 319.56 FEET; THENCE NORTH 85 DEGREES 13' 37" EAST, 224.46 FEET; THENCE 314.16 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET (THE CHORD OF WHICH BEARS NORTH 69 DEGREES 49' 59" EAST, 60.00 FEET; THENCE NORTH 81 DEGREES 51' 01" EAST, 232.65 FEET; THENCE SOUTH 01 DEGREES 02' 51" EAST, 346.75 FEET; THENCE SOUTH 34 DEGREES 41' 47" WEST, 88.25 FEET; THENCE SOUTH 84 DEGREES 13' 37" WEST, 135.02 FEET TO THE INITIAL POINT.

RYAN CALLAHAN

KELLIE CALLAHAN

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED RYAN CALLAHAN AND KELLIE CALLAHAN, 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SKY TOP ESTATES AT GARFIELD BAY" 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 _____, 20____.

BONNER COUNTY SURVEYOR

NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT GRANTED TO BONNER COUNTY, STATE OF IDAHO FOR THE PURPOSE OF A PUBLIC HIGHWAY, RECORDED JUNE 23, 1931 AT INST. NO. 79716.
2. EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE PLAT OF FIRST ADDITION TO PINE BLUFFS, FILED FOR RECORD ON AUGUST 30, 1972 AT INST. NO. 143101.
3. AN EASEMENT FOR INGRESS AND EGRESS OVER THE EXISTING ROAD ALONG THE WESTERN BOUNDARY RECORDED JANUARY 5, 1977 AT INST. NO. 182816.
4. AN EASEMENT FOR ALL APPURTENANCES TO THE PINE BLUFFS WATER SYSTEM RECORDED JANUARY 29, 1984 AT INST. NO. 298359.
5. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR PUBLIC UTILITIES RECORDED JANUARY 15, 1991 AT INST. NO. 385374.
6. AN EASEMENT GRANTED TO PINE BLUFF MUTUAL WATER COMPANY INC. FOR THE PURPOSE OF ALL APPURTENANCES TO THE WATER SYSTEM RECORDED NOVEMBER 26, 1993 AT INST. NO. 436193.
7. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF THE REPLAT OF LOTS 1, 2 & 3 FIRST ADDITION TO PINE BLUFFS RECORDED AT INST. NO. 448212.
8. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF THE REPLAT AND AMENDMENT OF LOT 5 FIRST ADDITION TO PINE BLUFFS RECORDED AT INST. NO. 468079.
9. RECORD OF SURVEY RECORDED JANUARY 18, 2007 AT INST. NO. 721219.
10. RECORD OF SURVEY RECORDED FEBRUARY 20, 2009 AT INST. NO. 767073.
11. AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY.
12. WATER SHALL BE PROVIDED BY COMMUNITY WELL.
13. SEWER SHALL BE PROVIDED BY THE GARFIELD BAY SEWER DISTRICT.
14. SOLID WASTE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
15. THE INTENDED USE OF THE SHOWN LOTS IS RESIDENTIAL.
16. STRUCTURES ON THE WESTERN EDGE OF LOT 10 SHALL MAINTAIN A SETBACK OF AT LEAST 40 FEET FROM THE LAKE AND GARFIELD CREEK, MEASURED HORIZONTALLY FROM THE SHORELINE.

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 21, TOWNSHIP 56 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



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 _____, 20____.

BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS _____ DAY OF _____, 20____.

PANHANDLE HEALTH DISTRICT 1

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.21, T.56N., R.1W., B.M.

SKY TOP ESTATES AT GARFIELD BAY

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 09-06-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1372
CAD FILE: S-PLAT-CALLAHAN
SHT.2 OF 2