




# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0098 - 22	RECEIVED:  
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: SETTLEMENT RANCH NORTH
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### APPLICANT INFORMATION:

Landowner's name: SETTLEMENT RANCH LLC		
Mailing address: 12 DEW VALLEY LOOP		
City: PRIEST RIVER	State: ID	Zip code: 83856
Telephone: 208-290-2306	Fax:	
E-mail: PRIESTRIVERGLASS@PRIESTRIVER.COM		

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: IDAHO	Zip code: 83852
Telephone: 208-290-1725	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 #: 27	Township: 56N	Range: 4W	Parcel acreage: 38.50
Parcel # (s): RP56N04W276001A			
Legal description: SWSW SEC 27 56N R4W			
Current zoning: NONE	Current use: NONE		
What zoning districts border the project site?			

North:AF20	East:AF20
South:AF10	West:R5 & AF20
Comprehensive plan designation:NONE	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:10 AC RESIDENTIAL AND 10 AC BARE	
South:32 AC RESIDENTIAL AND 288 AC TIMBER	
East:35 AC RESIDENTIAL	
West:40 AC RESIDENTIAL	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM PRIEST RIVER HEAD EAST ON HWY 2 FOR 1.4 MILES, TURN LEFT ON ANSELMO AND TRAVEL EAST FOR 0.7 MILES, TURN RIGHT ON TO EAST SETTLEMENT ROAD AND DRIVE FOR 1.1 MILES, SLIGHT LEFT ONTO GOLD CUP MOUNTAIN ROAD AND TRAVEL 0.4 MILES TO PROPERTY.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.00 ACRES	1:1
Lot #2	Proposed acreage: 13.20 ACRES	1.1:1
Lot #3	Proposed acreage: 15.3 ACRES	2.55:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>38.5 ACRES SPLIT INTO 3 LOTS OF 10, 13.2 AND 15.3 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>SLOPING UP FROM SOUTH TO NORTH, MAX SLOPE IS 13% BUT WITH MANY FLAT AREAS FOR BUILDING.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>CREEK RUNNING FROM NORTH TO SOUTH IN A SOUTHWESTERLY DIRECTION.</u>
Springs & wells: <u>NONE</u>

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): TIMBER ALONG BOTH SIDES OF CREEK AND CONCENTRATED ON NORTHERLY SIDE OF PROPERTY, OPEN AREAS THROUGHOUT MOST OF THE PARCEL

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

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C0890E

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: CORK ROAD 60' RW(COUNTY) TO GOLD CUP MOUNTAIN (PRIVATE) DIRT/GRAVEL ROAD EASEMENT INST. NO. 196050

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: \_\_\_\_\_
- Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- Individual system - List type: DRAIN FIELDS

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: TBD

Will the sanitary restriction be lifted by the Panhandle Health District?

- Yes  No

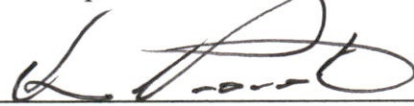
Water will be supplied by:

- Existing public or community system - List name of provider: \_\_\_\_\_
- Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- Individual well **TYPICAL WELLS**

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: TBD

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: 10-17-22

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# SETTLEMENT RANCH NORTH

SECTION 27, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## BASIS OF BEARING

BASIS OF BEARING IS TIES TO SECTION MONUMENTS IN SECTIONS 27, 28, 33 & 34, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, 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

1. RECORD OF SURVEY BY PLS 9905, INST. NO. 715491
2. RECORD OF SURVEY BY PLS 5713, INST. NO. 558749
3. ALTA/ACSM LAND TITLE SURVEY BY PLS 7879, INST. NO. 612416

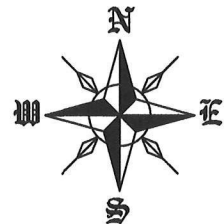
## PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE CREATION OF 3 LOTS BY A MINOR LAND DIVISION PROCESS, USING TIES TO SECTION MONUMENTS AS SHOWN AND RECORD OF SURVEY INST. NO. 715491 BY PLS 9905

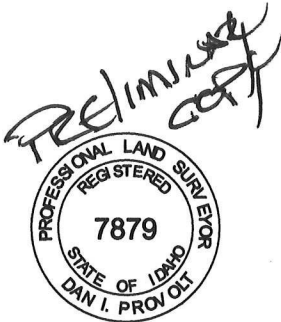
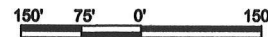
## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 2" ALUM. CAP BY PLS 9905
- ▲ POINT FALLS IN CREEK, NOT SET

LINE	BEARING	DISTANCE
L1	S07°42'01"W	118.66'
L2	S15°36'49"W	100.60'
L3	S25°56'22"W	148.54'



SCALE 1" = 150'



### 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 (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

### SETTLEMENT RANCH NORTH

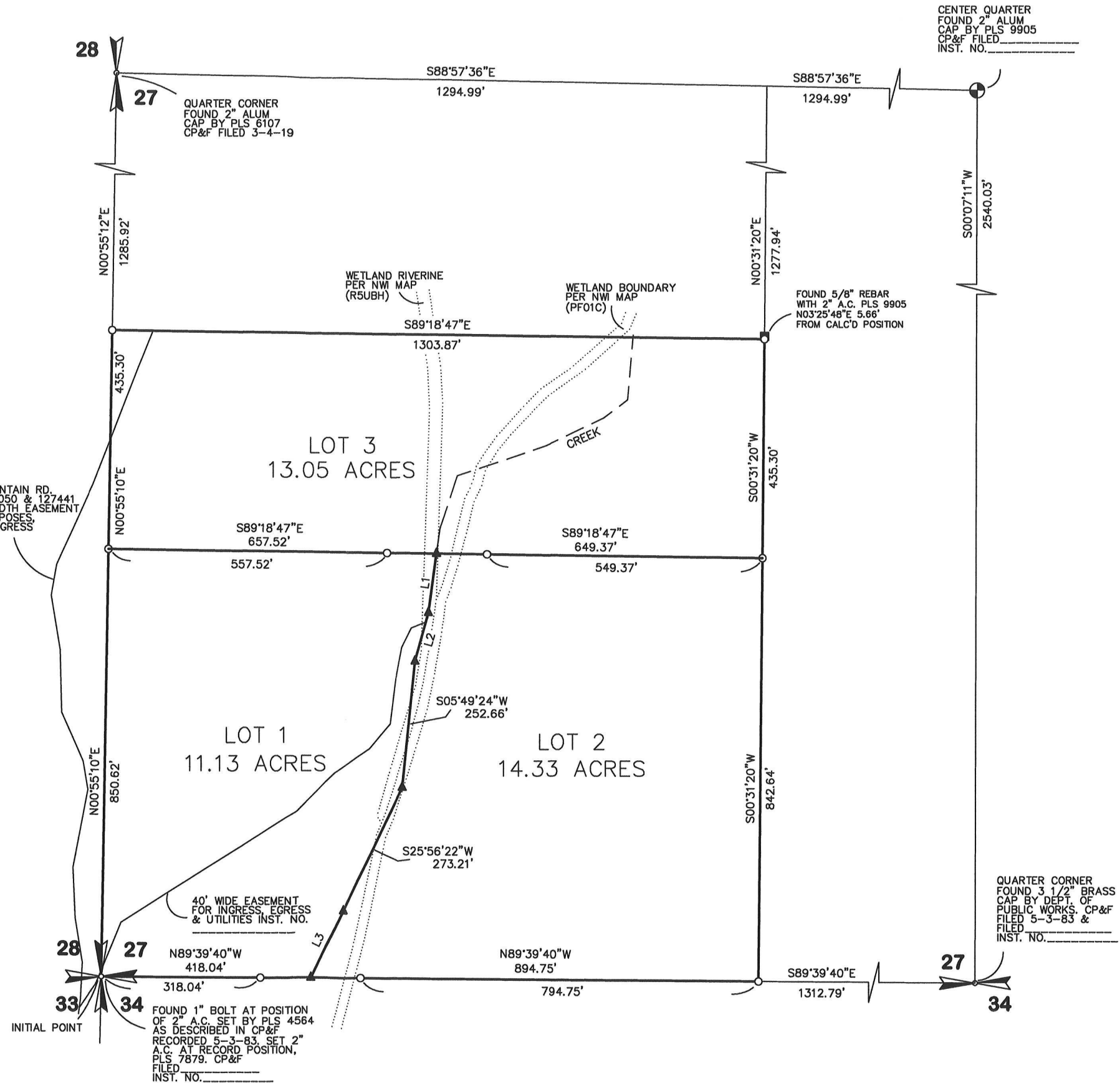
PROVOLT LAND SURVEYING, INC  
PO. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE: 10-20-22

SCALE: 1"=150'

PROJ. NO.: 1309

SHT. 1 OF 2



CENTER QUARTER FOUND 2" ALUM. CAP BY PLS 9905 CP&F FILED INST. NO. \_\_\_\_\_

QUARTER CORNER FOUND 3 1/2" BRASS CAP BY DEPT. OF PUBLIC WORKS, CP&F FILED 5-3-83 & FILED INST. NO. \_\_\_\_\_

FOUND 1" BOLT AT POSITION OF 2" A.C. SET BY PLS 4564 AS DESCRIBED IN CP&F RECORDED 5-3-83, SET 2" A.C. AT RECORD POSITION, PLS 7879, CP&F FILED INST. NO. \_\_\_\_\_

# SETTLEMENT RANCH NORTH

SECTION 27, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT SETTLEMENT RANCH LLC. IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOWN AS "SETTLEMENT RANCH NORTH" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT BEING THE INITIAL POINT;  
THENCE NORTH 00 DEGREES 55' 10" EAST, 1285.92 FEET;  
THENCE SOUTH 89 DEGREES 18' 47" EAST, 1303.87 FEET;  
THENCE SOUTH 00 DEGREES 31' 20" WEST, 1277.94 FEET;  
THENCE NORTH 89 DEGREES 39' 40" WEST, 1312.79 FEET TO THE INITIAL POINT.

JOHN CONNOLLY - MEMBER, SETTLEMENT RANCH LLC.

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED JOHN CONNOLLY, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF THE SETTLEMENT RANCH L.L.C. WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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

## NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT GRANTED TO COUNTY OF BONNER FOR THE PURPOSE OF PUBLIC HIGHWAY, RECORDED DECEMBER 5, 1922 AT INST. NO. 53538
2. A RESERVATION OF MINERAL RIGHTS AS CONTAINED IN A/AN IDENTURE RECORDED JANUARY 9, 1931 AT INST. NO. 78568
3. AN EASEMENT FOR WATER SUPPLY SYSTEM AND APPURTENANCES RECORDED DECEMBER 29, 1952 AT INST. NO. 44399
4. AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ROADS, RECORDED JUNE 20, 1978 AT INST. NO. 196050
5. A POSSIBLE ENCROACHMENT AS SHOWN ON A CLARIFICATION OF EASEMENTS, RECORDED SEPTEMBER 14, 2010 AT INST. NO. 798637

## 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 27, TOWNSHIP 56 NORTH, RANGE 4 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\_\_\_\_.

*TREI. MARY*  
DAN T. PROVOLT, PLS 7879  
*COPY*

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SETTLEMENT RANCH NORTH" 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

## 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 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

## 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: \_\_\_\_\_

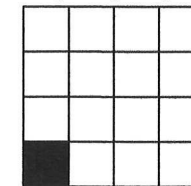
BOOK \_\_\_\_ PAGE \_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.27, T.56N., R.4W., B.M.



## SETTLEMENT RANCH NORTH

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

DATE: 10-20-22  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1309  
CAD FILE: S-MID-SETTLEMENT  
SHT. 2 OF 2