

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountytid.gov (email) www.bonnercountytid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0100-22	RECEIVED: 10/20/2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Le Monet on the Hill
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APPLICANT INFORMATION:

Landowner's name: Viper Rental, Ltd.		
Mailing address: 9701 N. Country Club Drive		
City: Hayden Lake	State: ID	Zip code: 83835
Telephone: (817) 368-7663	Fax:	
E-mail: davidpearsontx@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Heath Hartwig		
Company name: h2 Surveying, LLC		
Mailing address: PO Box 2916		
City: Hayden	State: ID	Zip code: 83835
Telephone: (208) 771-1685	Fax:	
E-mail: hhartwig@h2survey.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Nancy Nick		
Company name: High Trail Consulting		
Mailing address: 9889 W Gallop Lane		
City: Post Falls	State: ID	Zip code: 83854
Telephone: (208) 659-2525	Fax:	
E-mail: nancy@hightrailconsulting.com		

PARCEL INFORMATION:

Section #: 8	Township: 57N	Range: 01W	Parcel acreage: +/- 30.670
Parcel # (s): RP034230000020A			
Legal description: Lot 2 Block 1 Le Monet on the Beach			
Current zoning: Suburban		Current use: Residential/Bi-Land AG/Timber	
What zoning districts border the project site? Forest, Agriculture and Residential			

North: AG, Timber and Residential	East: Shoreline Residential
South: Forest Land with Residential	West: Forest Land
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: AG, Timber with Residential 148.6 Acres No Structures	
South: Forest with Residential 20.09 Acres	
East: Shoreline Residential 10.12 Acres Residential	
West: Forest Land 114.36 Acres Timbered no Structures	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>East of Pondeary on Highway 200 to West Oden Bay Road for approximately less than one mile. West Oden Bay Road runs through the property.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Lot 2 Block 1 LeMonet on the Beach		
This application is for :		
Proposed lots: 4 (3 buildable 1 remainder) NET	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.185 (9.752 non submerged)	
Lot #2	Proposed acreage: 1.302	
Lot #3	Proposed acreage: 8.651	
Lot #4	Proposed acreage: 9.041	
Remainder	Proposed acreage: Lot 1 is Remainder 10.185	N/A
Describe the land division proposal and resulting acreage: <u>29.179 Acres split in to two 9 acre parcels and one 1/2 half acre parcel resulting in the remaining 10 acres for easements, opens space, etc.</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:
The two proposed lots west of Oden Bay Road are sloped and timbered. The two lots East of Oden Bay Road are mostly flat and bare.

Water courses (lakes, streams, rivers & other bodies of water): Lake Pend O'Reille is within 0.5 miles to the East. There is an unnamed seasonal spring within the proposed subdivision.

Springs & wells: Seasonal spring within the proposed subdivision

Existing structures (size & use): There are no existing structures on this parcel

Land cover (timber, pastures, etc): Timbered and sloping West of Oden Bay Road. Mostly pasture East of Oden Bay Road.

Are wetlands present on site? Yes No

Source of information: Natl. Wetland Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: FIRMette

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: All proposed lots will front and access from the existing Oden Bay Road.

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: Oden Bay Road runs through the property. Access to proposed lots not located directly off of Oden Bay Road will be accessed via a private easement.

Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
To be granted with final plat.

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
Lots 2 and 4 served by LeMonet Sewer District

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: Lots 1 and 3 Individual septic per Panhandle Health District

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: Lots 2 and 4 Oden Bay Water District

Proposed Community System - List type & proposed ownership: _____

Individual well Lots 1 and 3 shall install a private 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 and Northern Lights

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.

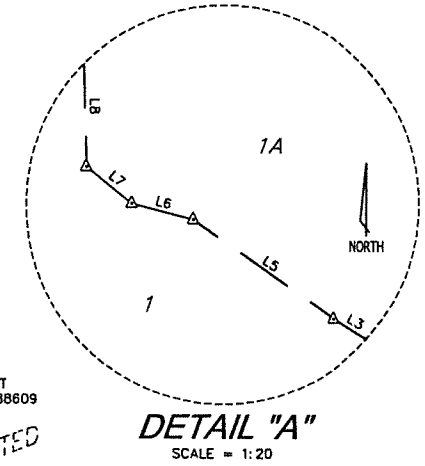
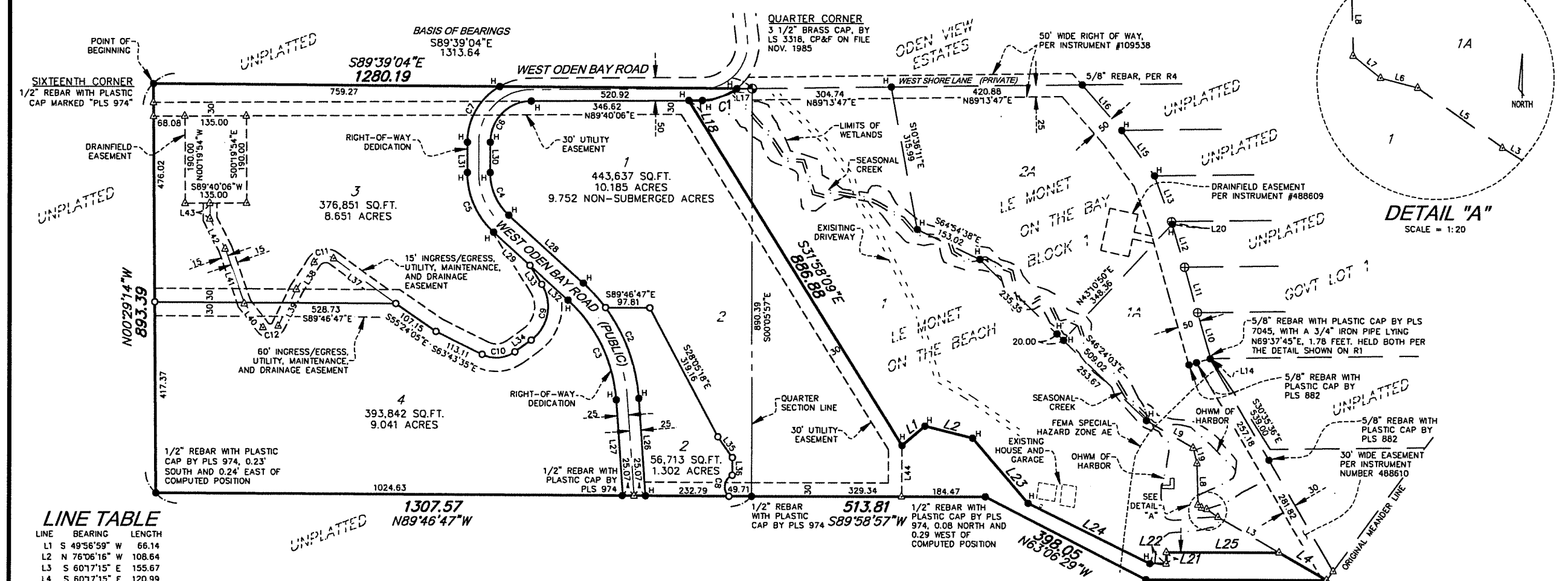
Landowner's signature:  Date: 8/17/22

Landowner's signature: _____ Date: _____

LE MONET ON THE HILL

A REPLAT OF LOT 2, BLOCK 1 OF LE MONET ON THE BEACH,
LOCATED IN GOVERNMENT LOT 1, AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____



LINE TABLE

LINE	BEARING	LENGTH
L1	S 49°56'59" W	66.14
L2	N 76°06'16" W	108.84
L3	S 60°17'15" E	155.67
L4	S 60°17'15" E	120.99
L5	S 55°17'36" E	30.50
L6	S 75°28'31" E	11.21
L7	S 51°21'34" E	10.29
L8	S 01°41'41" E	90.63
L9	S 60°02'33" E	119.19
L10	N 16°20'04" W	104.26
L11	N 16°20'13" W	103.11
L12	N 16°20'13" W	97.75
L13	S 20°51'13" E	106.45
L14	N 69°37'45" E	1.78
L15	S 36°13'13" E	122.71
L16	S 41°22'13" E	131.73
L17	S 89°39'04" E	33.45
L18	N 89°40'06" E	29.47
L19	S 14°19'16" E	35.00
L20	S 16°20'13" E	6.12
L21	S 00°01'03" E	25.00
L22	S 89°58'57" W	36.84
L23	N 40°50'39" W	188.17
L24	N 64°01'43" W	298.90
L25	S 89°58'57" W	248.28
L26	N 04°09'08" W	213.81
L27	N 04°09'08" W	209.99
L28	N 47°57'37" W	220.88
L29	N 47°57'37" W	107.68
L30	N 00°00'00" E	66.15
L31	N 00°00'00" E	66.15
L32	N 47°57'37" W	113.00
L33	S 32°41'08" E	49.24
L34	S 54°24'59" W	43.86
L35	S 34°58'09" E	55.56
L36	S 00°23'05" W	38.57
L37	N 54°27'45" W	168.39
L38	S 33°07'59" W	71.09
L39	S 26°20'48" W	89.14
L40	N 38°02'24" W	65.92
L41	N 19°31'56" W	126.59
L42	N 27°18'44" W	73.53
L43	N 00°19'54" W	34.26
L44	N 00°01'03" W	111.80

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = FOUND REBAR AND CAP (AS NOTED)
- ⊙ = FOUND 5/8" REBAR WITH CAP MARKED "H2 PLS 12110"
- ⊙ = FOUND BRASS CAP (AS NOTED)
- ⊙ = SET 2" ALUMINUM CAP MARKED "H2 PLS 12110"
- ⊙ = SET 5/8"x30" REBAR WITH PLASTIC SURVEY CAP MARKED "H2 PLS 12110"
- ⊙ = FOUND 3/4" IRON PIPE
- = SUMMER POOL/ORDINARY HIGH WATER MARK
- - - = EASEMENT LINE
- = BOUNDARY LINE
- = PROPOSED LOT LINE
- = ADJACENT PROPERTY LINE
- - - = RIGHT-OF-WAY
- - - = GRAVEL LINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE
- - - = SIXTEENTH SECTION LINE

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER BEARS SOUTH 89°39'04" EAST, AS SHOWN ON R8.

SURVEYOR'S NARRATIVE

- THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY, EXCEPT THOSE THAT ARE SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- THE MONUMENTS SHOWN HERE ON WERE LOCATED ON OCTOBER 8, 2019.
- SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
- THE BOUNDARY FOR THIS PROJECT IS BASED ON THE PLAT, PERFORMED BY H2 SURVEYING AND ENGINEERING. (R6). THE BEARINGS, DISTANCES AND GEOMETRY OF R6 IS CONSISTENT WITH WHAT WAS FOUND DURING OUR FIELD VISITS.
- WEST ODEN BAY ROAD IS SHOWN HEREON BY AS-BUILT CENTERLINE WITH A 50' WIDE RIGHT OF WAY, 25' BOTH SIDES OF THE AS-BUILT CENTERLINE.
- THE PURPOSE OF THIS PLAT, IS TO SUBDIVIDE LOT 2, BLOCK 1 LE MONET ON THE BEACH, AS SHOWN HEREON.
- PREVIOUS PLATS OF LE MONET, LE MONET ON THE BAY, AND LE MONET ON THE BEACH SHOW WEST ODEN BAY ROAD, NEITHER H2 OR BONNER COUNTY ROAD AND BRIDGE HAVE BEEN ABLE TO LOCATE THE INSTRUMENT THAT CREATED WEST ODEN BAY ROAD. WEST ODEN BAY ROAD IS PUBLICLY MAINTAINED, RIGHT-OF-WAY SHOWN SHALL BE CONSIDERED PRESCRIPTIVE PER INSTRUMENT #934314.

PLAT NOTES

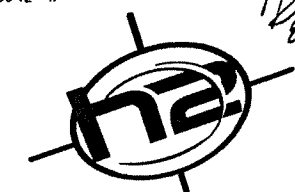
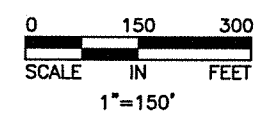
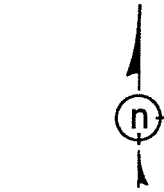
- THIS DEVELOPMENT IS TAKING PLACE INSIDE THE SPECIAL FLOOD HAZARD ZONE AND SHALL MEET THE REQUIREMENTS OF BONNER COUNTY REVISED CODE.

RECORD INFORMATION

- R1= RECORD OF SURVEY, INSTRUMENT #870438, RECORDS OF BONNER COUNTY, IDAHO
- R2= RECORD OF SURVEY, INSTRUMENT #434475, RECORDS OF BONNER COUNTY, IDAHO
- R3= RECORD OF SURVEY, INSTRUMENT #585045, RECORDS OF BONNER COUNTY, IDAHO
- R4= RECORD OF SURVEY, INSTRUMENT #833790, RECORDS OF BONNER COUNTY, IDAHO
- R5= RECORD OF SURVEY, INSTRUMENT #763136, RECORDS OF BONNER COUNTY, IDAHO
- R6= LE MONET, INSTRUMENT #934314, RECORDS OF BONNER COUNTY, IDAHO
- R7= LE MONET ON THE BAY, INSTRUMENT #952322, RECORDS OF BONNER COUNTY, IDAHO
- R8= LE MONET ON THE BEACH, INSTRUMENT #997875, RECORDS OF BONNER COUNTY, IDAHO

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG.
C1	81.63	125.00	37°25'00"	80.19	N 70°57'35" E
C2	286.72	375.00	43°48'29"	279.79	N 26°03'23" W
C3	248.49	325.00	43°48'29"	242.48	N 26°03'23" W
C4	104.63	125.00	47°57'37"	101.60	N 23°58'49" W
C5	146.49	175.00	47°57'37"	142.25	N 23°58'49" W
C6	140.85	90.00	89°40'06"	126.91	N 44°50'03" E
C7	147.14	140.00	60°13'02"	140.46	N 30°06'31" E
C8	55.17	27.71	114°03'52"	46.50	S 08°34'21" W
C9	136.82	90.00	87°06'06"	124.02	S 10°51'56" W
C10	75.57	70.00	61°51'27"	71.96	S 85°20'42" W
C11	48.38	30.00	92°24'16"	43.31	S 79°20'07" W
C12	40.36	20.00	115°36'48"	33.85	S 84°09'12" W



7600 NORTH MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, IDAHO 83815
PHONE: (208) 772-6800 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: AUGUST, 2022
PROJECT NUMBER: 2018-204

LE MONET ON THE HILL

A REPLAT OF LOT 2, BLOCK 1 OF LE MONET ON THE BEACH,
LOCATED IN GOVERNMENT LOT 1, AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT VIPER RENTAL, LTD., A TEXAS LIMITED PARTNERSHIP, IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS LE MONET ON THE HILL.

LOT 2, BLOCK 1, LE MONET ON THE BEACH, INSTRUMENT #997875, RECORDS OF BONNER COUNTY, IDAHO,
CONTAINING 1,335,985 SQUARE FEET OR 30.670 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:
DOMESTIC WATER SOURCE FOR LOTS 1 AND 2 WILL BE PROVIDED BY ODEN BAY WATER DISTRICT.
DOMESTIC WATER SOURCE FOR LOTS 3 AND 4 WILL BE PROVIDED BY INDIVIDUAL WELLS.
SANITARY SEWER FOR LOTS 1 AND 2 WILL BE PROVIDED BY LE MONET SANITATION DISTRICT.
SANITARY SEWER FOR LOTS 3 AND 4 WILL BE PROVIDED BY PANHANDLE HEALTH DISTRICT APPROVED INDIVIDUAL SEPTIC SYSTEMS.

GRANTING:
A 30' UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.
A 60' INGRESS/EGRESS, UTILITY, MAINTENANCE, AND DRAINAGE EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.
A 15' INGRESS/EGRESS, UTILITY, MAINTENANCE, AND DRAINAGE EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.
A 190' X 135' DRAINFIELD EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.

DEDICATING:
50' OF RIGHT-OF-WAY, KNOWN AS WEST ODEN BAY ROAD, AS SHOWN ON THE FACE OF THIS PLAT.

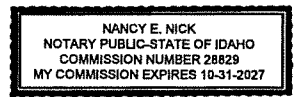
BE IT FURTHER KNOWN THAT:
WATER SERVICE FOR LOTS 1 AND 3 WILL BE PROVIDED BY INDIVIDUAL WELLS.
WATER SERVICE FOR LOTS 2 AND 4 WILL BE PROVIDED BY ODEN BAY WATER DISTRICT.
SANITARY SEWER SERVICE FOR LOTS 1 AND 3 WILL BE PROVIDED BY INDIVIDUAL SEPTIC AND DRAINFIELD SYSTEMS.
SANITARY SEWER SERVICE FOR LOTS 2 AND 4 WILL BE PROVIDED BY LE MONET SEWER DISTRICT.
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.

VIPER RENTAL, LTD.
DAVID PEARSON, MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)SS.
THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NICK
ON THE _____ DAY OF _____ 2022.
BY: VIPER RENTAL, LTD.
DAVID PEARSON, MANAGING PARTNER

(SIGNATURE OF NOTARY PUBLIC)
RESIDING AT _____



BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF VIPER RENTAL, LTD., A TEXAS LIMITED PARTNERSHIP.
THIS _____ DAY OF _____ 2022, AT _____ M. AND DULY RECORDED
IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT NUMBER _____
FEE: \$ _____

BONNER COUNTY RECORDER

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THE YEAR _____
THIS _____ DAY OF _____ 2022.

BONNER COUNTY TREASURER

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET
DATED THIS _____ DAY OF _____ 2022.

BONNER COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON THE _____ DAY OF _____ 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.

BONNER COUNTY PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY
OF _____ 2022.

BONNER COUNTY PLANNING DIRECTOR

