



# 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 #  <p style="text-align: center; font-size: 1.2em;">MLD0101-22</p>	RECEIVED: <b>RECEIVED</b>  <p style="text-align: center; color: red;">JUL 24 2022</p> <p style="text-align: center; color: blue;">Bonner County Planning Department</p>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: YOUNGSTOWN
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### APPLICANT INFORMATION:

Landowner's name: TRAVIS AND ILKA YOUNG		
Mailing address: 159 GROUSE HOLLOW		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone: 208-304-1261	Fax:	
E-mail: TYOUNG777@GMAIL.COM		

### REPRESENTATIVE'S INFORMATION:

Representative's name: ADVANCED TECHNOLOGY SURVEYING, INC		
Company name: ATS, INC		
Mailing address: PO BOX 3457		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 208-772-2745	Fax:	
E-mail: TIFFANIEESPE@HOTMAIL.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: N/A		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 30	Township: 59N	Range: 01W	Parcel acreage: 11.8 ACRES
Parcel # (s): RP59N01W-30-8740A			
Legal description: PORTION OF SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 59N, RANGE 01W WEST OF PACK RIVER RD.			
Current zoning: RURAL-5		Current use: RESIDENTIAL	
What zoning districts border the project site?			

North: RURAL-5

East: R-5

South: R-5

West: R-5

Comprehensive plan designation: RURAL RESIDENTIAL

Uses of the surrounding land (describe lot sizes, structures, uses):

North: SEVERAL 5-ACRE PARCELS, ONE 2.5 ACRE PARCEL. RESIDENTIAL STRUCTURES ON ALL

South: SEVERAL 5-ACRE PARCELS, SEVERAL 10-ACRE PARCELS, MOST WITH RESIDENTIAL STRUCTURES.

East: 2-ACRE VACANT PARCEL.

West: 19-ACRE PARCEL WITH RESIDENTIAL STRUCTURE.

Within Area of City Impact: Yes: No:  If yes, which city?:

Detailed Directions to Site: North on Highway 95, towards Bonners Ferry, turn left onto Upper Pack River Road for 0.7 miles, left onto Grouse Hollow

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1      Proposed acreage: 5-ACRES	
Lot #2      Proposed acreage: 6.8-ACRES	
Lot #3      Proposed acreage:	
Lot #4      Proposed acreage:	
Remainder    Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_  
OWNER WOULD LIKE TO DIVIDE THEIR 11 ACRES INTO TWO, APPROX 5-ACRE PARCELS TO SUIT THE ZONING CODE.

\_\_\_\_\_  
\_\_\_\_\_

**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 PROPERTY IS RELATIVELY FLAT IN NATURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_  
THERE ARE NO BODIES OF WATER ON THIS PROPERTY.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Springs & wells: NO SPRING RUNOFF OCCURS ON THIS PROPERTY, NO NATURAL WELLS EXIST.

\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): \_\_\_\_\_  
THERE IS AN EXISTING HOME ON THE PROPERTY THAT WILL REMAIN ON ONE LOT.  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
NATIVE VEGETATION COVERS THE PROPERTY CONSISTING OF PINE TREES AND SHRUBS.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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: Grouse Hollow Road is an existing 50' private dirt road that provides access to this property.  
An additional easement for a 25' private dirt road will be created to access Lot 1.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
50' road and utility easement, inst. #155751 & inst. #151910

**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: Individual septic and drainfield \_\_\_\_\_

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: \_\_\_\_\_

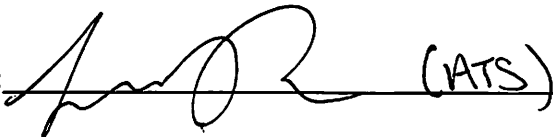
Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual well Existing home has an individual well, and the new lot is proposed to have an individual 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? 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:  (ATS) Date: 10/20/22

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



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### MINOR LAND DIVISION CHECKLIST

#### **Instructions:**

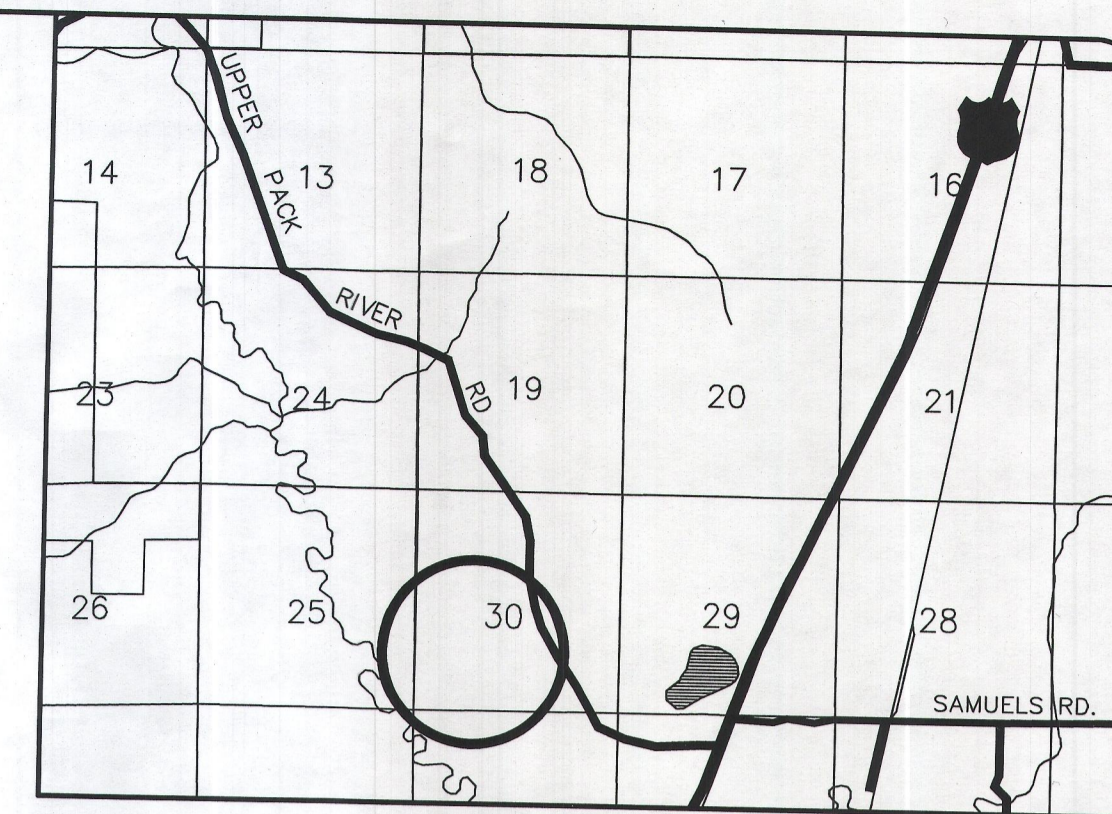
The following items shall be submitted together with the Minor Land Division application:

- Either one (1) full-sized copy or one (1) reduced 11X17 copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing:
  - Boundary closures.
  - A copy of plat certificate.
  - A copy of the currently recorded deed for the subject property.
  - If within an existing plat, applications shall additionally include one copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
  - A statement on the plat stating that the sanitary restrictions are still in place. If the applicant chooses to lift the sanitary restriction, they shall provide a signature block for Panhandle Health District to sign the plat.
- Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
- Any other information the applicant believes should be considered in the application.
- The appropriate filing fees (Your application cannot be received by the Planning Department unless accompanied by the appropriate fees).

# YOUNGSTOWN

SITUATE IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,  
SECTION 30, TOWNSHIP 59 NORTH, RANGE 01 WEST, B.M.,  
BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP  
NO SCALE

## OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT TRAVIS E. YOUNG & ILKA J. YOUNG, HUSBAND AND WIFE AS COMMUNITY PROPERTY HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "YOUNGSTOWN", SITUATE IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 59 NORTH, RANGE 01 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30 TAKEN TO BE A 1/2" DIAMETER IRON PIPE, PER CORNER RECORD.

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°34'40" EAST, 330.51 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF, SOUTH 88°59'08" EAST, 1759.03 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE UPPER PACK RIVER ROAD;

THENCE ALONG SAID WESTERLY LINE, SOUTH 30°42'08" EAST, 87.13 FEET TO THE INTERSECTION WITH THE NORTHERLY EASEMENT LINE OF GROUSE HOLLOW ROAD, HAVING A WIDTH OF 50 FEET;

THENCE ALONG SAID NORTHERLY EASEMENT LINE AS FOLLOWS:

SOUTH 64°14'20" WEST, 180.22 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

WESTERLY, 160.09 FEET ALONG SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 26°12'26" AND A CHORD BEARING SOUTH 77°20'33" WEST, 158.70 FEET TO THE POINT OF TANGENCY;

NORTH 89°33'15" WEST, 91.82 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

WESTERLY, 39.39 FEET ALONG SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 13°16'27" AND A CHORD BEARING SOUTH 83°48'32" WEST, 39.30 FEET TO THE POINT OF TANGENCY;

SOUTH 77°10'19" WEST, 38.92 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID EAST LINE, SOUTH 00°31'18" WEST, 122.80 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE, NORTH 88°58'26" WEST, 1319.69 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 11.802 ACRES OR 514,080 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT;

- 1) THE OWNERS HEREBY DEDICATE 5.0 FEET OF RIGHT-OF-WAY ALONG THAT PORTION OF UPPER PACK RIVER ROAD TO THE PUBLIC IN THE NAME OF BONNER COUNTY FOR ITS INTENDED USE.
- 2) THE WATER SOURCE FOR EACH LOT SHALL BE AN INDIVIDUAL WELL.
- 3) THE SEWER FOR LOT SHALL BE AN ON SITE INDIVIDUAL SEPTIC AND DRAINFIELD.

\_\_\_\_\_  
TRAVIS E. YOUNG

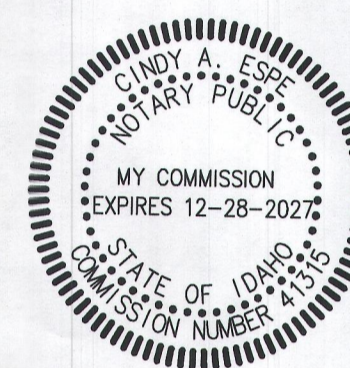
\_\_\_\_\_  
ILKA J. YOUNG

## NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO }  
COUNTY OF KOOTENAI } S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
BY TRAVIS E. YOUNG & ILKA J. YOUNG

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO



## SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

AS INSTRUMENT \_\_\_\_\_

MICHAEL ROSEDALE, RECORDED

BY: \_\_\_\_\_  
DEPUTY

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

## COUNTY COMMISSIONER'S CERTIFICATE

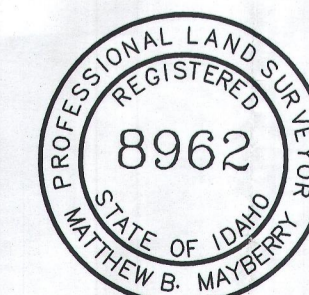
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF APRIL 2020 AND REVISITED OCTOBER 2022. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

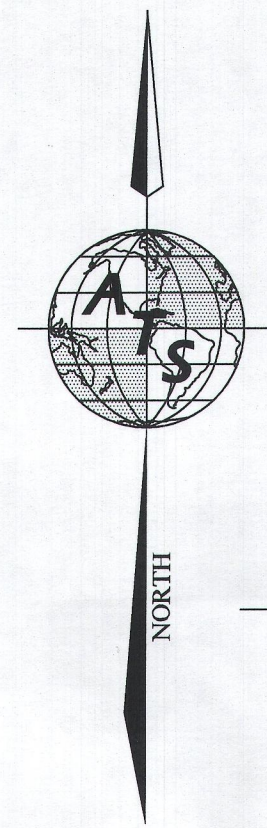


	<b>ADVANCED TECHNOLOGY SURVEYING &amp; ENGINEERING</b> INC.	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM 10-17-2022
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DRAWN BY MBM 10-17-2022
		DWG: PLAT PROJ: 20-045

# YOUNGSTOWN

SITUATE IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,  
SECTION 30, TOWNSHIP 59 NORTH, RANGE 01 WEST, B.M.,  
BONNER COUNTY, IDAHO

PAGE 2 OF 2



### LEGEND

- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED 'ATS P.L.S. # 8962'
- ⊙ FOUND 5/8" REBAR & CAP MARKED 'ATS PLS 8962' (R5)
- △ FOUND HUB AND LATH ON PROPERTY LINE (R5)
- FOUND 1/2" I.D. IRON PIPE (R4)
- <sup>A</sup> FOUND 5/8" REBAR, NO CAP
- <sup>B</sup> FOUND 1.5" A.C. MONUMENT 'PLS #9905'
- <sup>C</sup> FOUND 5/8" REBAR & CAP 'PLS #7879'
- △ FOUND HUB AND LATH ON PROPERTY LINE
- COMPUTED POINT (NOTHING FOUND OR SET)
- ⊕ SECTION CORNER
- ⊙ QUARTER CORNER
- PROPERTY BOUNDARY
- - - EXISTING EASEMENT LINE
- - - SECTION LINE
- - - R.O.W. CENTER LINE
- x - x - EXISTING FENCE

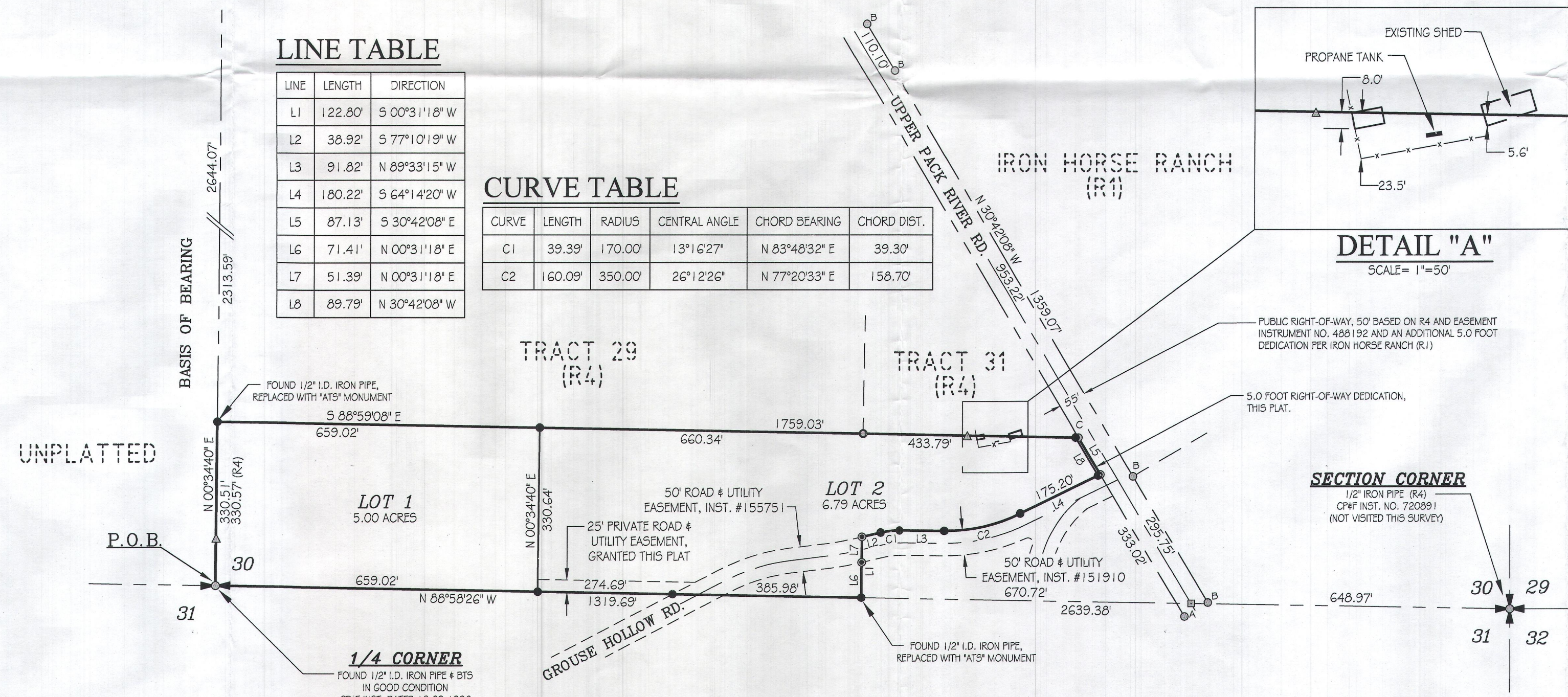
**1/4 CORNER**  
FOUND 2" A.C. MONUMENT & B.T.S.  
'PLS 6107'  
CP&F INST. DATED 06-27-1997

### LINE TABLE

LINE	LENGTH	DIRECTION
L1	122.80'	S 00°31'18" W
L2	38.92'	S 77°10'19" W
L3	91.82'	N 89°33'15" W
L4	180.22'	S 64°14'20" W
L5	87.13'	S 30°42'08" E
L6	71.41'	N 00°31'18" E
L7	51.39'	N 00°31'18" E
L8	89.79'	N 30°42'08" W

### CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	39.39'	170.00'	13°16'27"	N 83°48'32" E	39.30'
C2	160.09'	350.00'	26°12'26"	N 77°20'33" E	158.70'



### REFERENCES

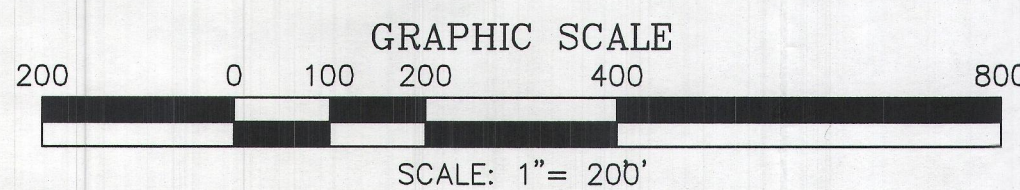
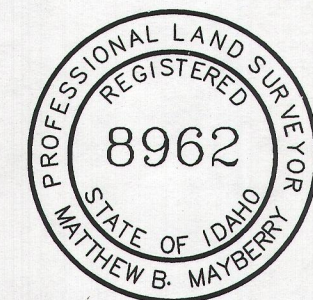
- R-1) PLAT OF IRON HORSE RANCH BY MARK DUFFNER, PLS 9905. RECORDED MAY 2007 AS INSTRUMENT #731471
  - R-2) SURVEY BY DAN PROVOLT, PLS 7879. RECORDED AUGUST 2018 AS INSTRUMENT #925711.
  - R-3) SURVEY BY JOEL ANDRING, PLS 13548. RECORDED MAY 2013. AS INSTRUMENT #844949.
  - R-4) PLAT OF WILDERNESS ACRES BY SARGENT, FLAGAN & RAMER, INC. UNRECORDED.
  - R-5) SURVEY BY DAN PROVOLT, PLS 7879. RECORDED AUGUST 1995 AS INSTRUMENT #469975.
  - R-6) SURVEY BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED MAY 2020 AS INSTRUMENT NUMBER 957026
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 AS DEPICTED ON RECORD OF SURVEY REFERENCED HEREIN AS "R1" AND TAKEN TO BEAR NORTH 00°34'40" EAST.

### SURVEYOR'S NARRATIVE/NOTES

- NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS. ITEMS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO. 1063755-5 DATED AUGUST 17, 2022. PLAT BOUNDARIES ARE BASED ON R6, BONNER COUNTY RECORDS AND FOUND MONUMENTATION OF RECORD AS DEPICTED. FOR FURTHER DETAIL OF BOUNDARY NARRATIVE SEE R6 HEREIN.
- MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN APRIL, 2020 AND AGAIN IN OCTOBER 2022.
- THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE-CHAPTER 55-1911, RECORDING OF SURVEYS.
- THIS SURVEY WAS PERFORMED BY ACCEPTED GPS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12i RTK ROVER UNIT.
- PLATTED LOTS MAY BE SUBJECT TO AN ELECTRICAL EASEMENT PER INSTRUMENT NUMBER 117481, BONNER COUNTY RECORDS.
- PLATTED LOTS AS SUBJECT TO A SECONDARY UTILITY EASEMENT PER INSTRUMENT NUMBER 961118, BONNER COUNTY RECORDS.



**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING**  
P.O. BOX 3457, HAYDEN IDAHO, 83835  
• PH. (208)-772-2745 FAX (208)-762-7731

SCALE: 1"=200'

CHECKED BY: MM  
DATE: 10-17-2022

DRAWN BY: MBM  
DATE: 10-17-2022

DWG: PLAT  
PROJ: 20-045