

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 #

MLD0110-22

RECEIVED:

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By Tyson Lewis at 3:14 pm, Nov 17, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Homestead Subdivision

APPLICANT INFORMATION:

Landowner's name: Joel Shoemaker		
Mailing address: 541 Homestead Loop		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-597-0295	Fax:	
E-mail: joelkeefe@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Jeske		
Company name: JRS Surveying Inc.		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: Idaho	Zip code: 83805
Telephone: 208-267-7555	Fax:	
E-mail: sjeske@ jrs surveying.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 23	Township: 57 N	Range: 3 W	Parcel acreage: 15.23 Acres
Parcel # (s): RP57	N03W238100A		
Legal description	: 23-57N-3W Tax 2		
Current zoning:	Rural 5	Curr	ent use: Residential
What zoning dist	ricts border the projec	t site?	

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February 2019

Iorth: Rural 5	East: Rural 5			
uth: Rural 5 West: Rural 5				
Comprehensive plan designation: Residential lots	S			
Jses of the surrounding land (describe lot siz	æs, structures, uses):			
Iorth: 15.3 Ac. Lot - Residential - w/ house and out bldgs.				
South: 9.92 Ac. Lot - Residential - w/ house and out bldgs	5.			
Cast: 3 Lots - 5.13 Ac residential - w/ house - out Bldgs / 5.0	0 Acres - Residential - small bldg. / 5.0 Ac Resident - w/ house- out bldgs			
Vest: 5.5 Acres, residential w/ house and out bldgs.				
Vithin Area of City Impact: Yes: No: 🗸	If yes, which city?:			
Detailed Directions to Site: From Sandpoint travel west urn right onto Homesteadd Loop Road, travel 0.5 miles to the the pro-	t on Highway 2, for 6 miles turn right onto Carr Creek Road, travel 0.6 miles, operty at 541 Homestaed Loop.			

ADDITIONAL PROJECT DESCRIPTION:

Existing pla	t recording information:				
This application is for :					
Proposed lots	Proposed lots: Depth to Width Ratio (D:W)				
Lot #1 1A1	Proposed acreage: 9.23 Ac	2.42 : 1			
Lot #2 1A2	Proposed acreage: 6.0 Ac	0.8:1			
Lot #3	Proposed acreage:				
Lot #4	Proposed acreage:				
Remainder	Proposed acreage:	N/A			
	land division proposal and resulti Lot into 2 Lots, a 9.23 Acre Lot and a 6.0 Acre Lot	ng acreage:			

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 middle of the property is a flat bench which slopes to the west to Carr Creek at +/- 18% grade. From the middle bench it slopes to the southeast at +/- 15% grade. and to the northeast at +/- 4% grade with areas of rock outcrops throughout the property.

Water courses (lakes, streams, rivers & other bodies of water):_____ Carr Creek runs along the west boundary of the property.

Springs & wells: None

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Existing structures (size & use): Lot 1A1 has an existing 1300sq. ft. ho	use.
Land cover (timber, pastures, etc): Both Lotss are mostly covered by	timber.
2	
Are wetlands present on site? 🗌 Yes 🔽 No	Source of information: FEMA NFHL Viewer
Flood Hazard Zones located on site: 🛛 X 🗍 D 🗍 A 🗍 AE	DFIRM MAP:16017C0695E
Other pertinent information (attach additional pages if ne Carr Creek borders west property line.	eded):

ACCESS INFORMATION:

Plea	ase 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: Homestead Loop Road- 60' Private Ingress, Egress & utility Easement per Inst.# 469854 & 470143 -18' wide gravel w/11% grade
	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:
	<u>Combination of Public Road/Private Easement</u> <u>Existing</u> <u>Proposed</u> 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:
	oublic road dedication proposed as part of this minor land division? Yes 🔽 No
List Acce	existing access and utility easements on the subject property. The sesse ments instrument Numbers 469854 and 470143
BONNI	ER COUNTY MINOR LAND DIVISION APPLICATION Rebrief 2019

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SERVICES:

Sew	age 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:					
X	Individual system – List type: _septic with drain field					
	lain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details:					
	the sanitary restriction be lifted by the Panhandle Health District? Tes 🔲 No					
Wate	er will be supplied by:					
	Existing public or community system - List name of provider:					
	Proposed Community System – List type & proposed ownership:					
×	Individual well					
	se explain the water source, capacity, system maintenance plan, storage and delivery system other details: <u>Water scorce Carr Creek</u>					
Whie	ch power company will serve the project site? Northern Lights					
I he	reby certify that all the information, statements, attachments and exhibits submitted herewith					

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.

Stephen Augh Date: _____ Date: _____ Date: _____ Landowner's signature: Landowner's signature:

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Minor Land Division of the property described in Warranty Deed Instrument Number 855416 in records of Bonner County, Idaho The survey was confined the South Half of Section 23, T57N R3W, BM in Bonner County, Idaho. Utiliang the Records of Survey by RL5 974 recorded as Instrument Number 469854 and 470143, records of Bonner County, Idaho to verify corner locations and make final adjusted boundary determination. Monuments were set as noted this survey at new position for new property division.

ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY, INSTRUMENT NUMBER 462954 BY RLS 974 RECORD OF SURVEY, INSTRUMENT NUMBER 470143 BY RLS 974 RECORD OF SURVEY, INSTRUMENT NUMBER 9470143 BY RLS 974 BCORL OF SURVEY, INSTRUMENT NUMBER 947352 BY RLS 5087 BCORL 4 OF PLATS, PAGE 17, INSTRUMENT NUMBER 397491 BY PLS 5087 BCORL 5 OF PLATS, PAGE 270, INSTRUMENT NUMBER 947305 BY PLS 57879 BCORL 5 OF PLATS, PAGE 20, INSTRUMENT NUMBER 9707270 BY PLS 57879 BOOK 8 OF PLATS, PAGE 30, INSTRUMENT NUMBER 706679 BY RLS 974 BOOK TO OF PLATS, PAGE 27, INSTRUMENT NUMBER 794845 BY PLS 7879 BOOK 14 OF PLATS, PAGE 74, INSTRUMENT NUMBER 949478 BY RLS 974 BOOK 16 OF PLATS, PAGE 40, INSTRUMENT NUMBER 978428 BY PLS 3628

COUNTY COMMISSIONERS' CERTIFICATE

This Plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this day of , 2022

Chairman of the 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

Dated this , 2022

_day of ___

Bonner County Treasurer

OWNER'S CERTIFICATION

Be it known that Joel Shoemaker an unmarried man, is the record owner of the real property described in Instrument Number 855416, in records of Bonner County, Idaho, have caused the same to be divided into Lots, and is in the South Half (S1/2) of Section 23, Township 57 North, Range 3 West, Boise Mendian, Bonner County, Idaho and more particularly described as follows: COMMENCING at a point on the east line of said 51/2 of Section 23, which is N 00°42'01" E, 1227.85 feet the southeast corner of said 51/2 of Section 23; thence, perpendicular to said east Ine, N 391 T 55° W, 2016.35 feet solite southeasterly corner of Lot 20, of the plat of Carr Creek as recorded in Book 4 of Plats, page 117, records of Bonner County, Idaho, which lies on the northwesterly right of way of Homestead Loop Road, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 5087, and the TRUE POINT OF BEGINNING; thence, leaving said right of way and along the northeasterly line of said Lot 20, N 41°51'31" W, 1078.4G feet to a 1/2 inch rebar with plastic cap stamped RLS 974; thence, continuing, N 41°51'31" W, 67.93 feet to the rebar with plastic cap stamped RLS 974; thence, continuing, N 41°51'31'W, 67.93 feet to the centerline of Carr Creek; thence, along said centerline for the following 2 courses; N 74°47'32" E, 84.87 feet; thence N 57°17'52" E, 100.94 feet; thence, leaving said centerline of Carr Creek, S 70°47'50" E, 44.88 feet to a 1/2 inch rebar with plastic cap stamped RLS 974; thence, continuing, S 70°47'50" E, 1019.03 feet to an "X" chiseled in a rock; thence S 45°35'11" E, 253.90 feet to a 5/8 inch rebar with plastic cap stamped RLS 5087; thence S 73°48'37" W, 62.46 feet to the easterly right of way to Homestead Loop Road, marked on the ground by a 5/8 inch rebar with plastic cap stamped RLS 5087; thence S 62°4'32" W, Go:OO feet to the westerly right of way to Homestead Loop Road, marked on the ground by a 5/8 inch rebar with plastic cap stamped RLS 5087; thence s 60°2'4'32" W, Go:OO feet to the westerly right of way to Homestead Loop Road, the said westerly capit for the mesterly right of way to the stamped RLS 5087; thence s 62°4'32" W, Go:OO feet to the westerly right of way to Homestead Loop Road. The said westerly capit for way for the said westerly right of the said westerly capit for the said westerly right for the said westerly rig to the westerly night of way to Homestead Loop Road; thence, along said westerly night of way for the following 9 course; 5 27°35'30" E, 74.79 feet; thence, on a curve to the left, having a central angle of 39³⁵51'51", and a radius of 167.88 feet for an arc length of 116.80 feet (chord = 547°31'26" E, 114.46 feet); thence 567°27'13" E, 190.57 feet; thence, on a curve to the right, having a central angle of 135°35'02", and a radius of 25.00 feet for an arc length of 59.16 feet (chord= 5 00°20'18" W, 46.29 feet); thence 5 68°07'41" W, 309.15 feet; thence, on a curve to (http://doi.org/10.00/1 $10.65^{\circ}2^{\circ}08^{\circ}W$, 106.70 feet); thence N 73° $1043^{\circ}W$, 153.64 feet; thence, on a curve to the left, having a central angle of $96^{\circ}05^{\circ}14^{\circ}$, and a radius of 101.92 feet for an arc length of 170.92 feet (chord = $5.58^{\circ}46^{\circ}40^{\circ}W$, 151.59 feet) to the TRUE POINT OF BEGINNING; encompassing an area of 15.23 acres.

Date

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SUBJECT TO and TOGETHER WITH easements as shown hereon.

Joel Shoemaker

NOTARY PUBLIC ACKNOWLEDGEMENT

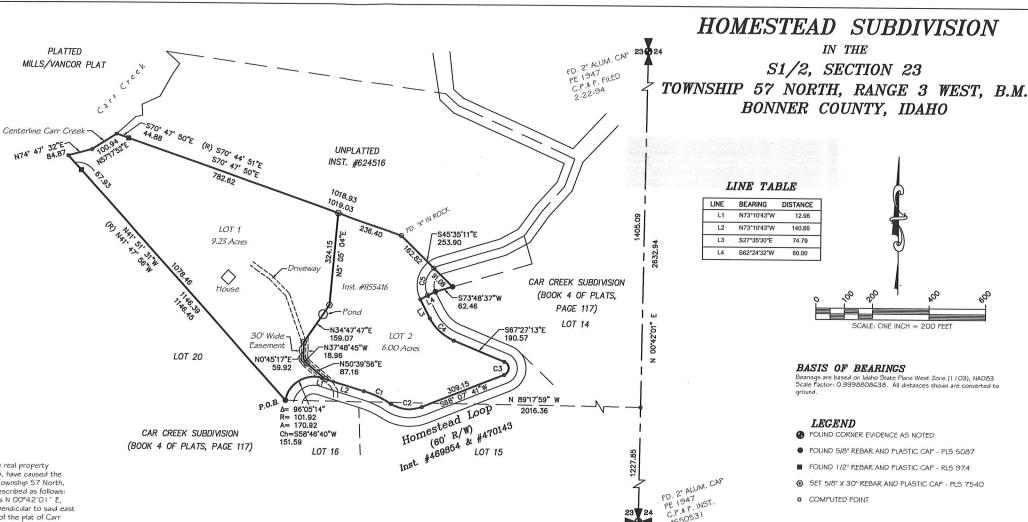
State of Idaho)

County of

appeared Joel Shoemaker, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho Residing at:



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH BRG	CH LENGTH
C1	15°33'11"	394.28	107.03	N65°24'08"W	106.70
C2	54°14'47"	120.00	113.61	N84°44'55"W	109.42
C3	135°35'02"	25.00	59.16	S00°20'18"W	46.29
C4	39°51'51"	167.88	116.80	S47°31'26"E	114.46
C5	80°41'13"	75.27	106.00	S12°45'09"W	97.46

DOCUMENTS AND EASEMENT OF RECORD

The following documents of Record per Title One, Preliminary Research Report, file 22465272, date October 20,2022.

- All matters, and any rights, easements, interest or claims as disclosed by Record of Survey recorded August 8, 1995 as instrument Number 469854, records of Bonner County, Idaho.
- All matters, and any rights, easements, interest or claims as disclosed by Record of Survey recorded August 10, 1995 as Instrument Number 470143, records of Bonner County, Idaho.
- Road easement for ingress, egress and utilities, recorded August 11, 1995 as Instrument Number 470274, records of Bonner County, Idaho.
- Terms and conditions contained I a/an Road Maintenance Agreement, recorded July 2. 1996 as Instrument Number 487776, records of Bonner County, Idaho.
- All matters, and any rights, easements, interest or claims as disclosed by Record of Survey recorded September 18, 2019 as instrument Number 945353, records of Bonner County , Idaho.

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.

PLANNING DIRECTOR'S CERTIFICATE

#550

23 24 26 25

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 examined the herein Homestead Subdivision 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 _____ Bonner County Surveyor PR I M I RY This Plat was filed for record in the office of the Recorder of Bonner County, J.R.S. SURVEYING, INC. PO BOX 3099-6476 MAIN _, 2022. at _______.m. and duly recorded in Book BONNERS FERRY, ID. 83805 _ of Plats, Page _____ _, as instrument No. (208) 267-7555 MINOR LAND DIVISION FOR: SHOEMAKER **REVISION NO. 1** Deputy Recorder DWN BY: SJJ/KLK 11/18/2022 SEC. 23, T57N, RSW, B.M. SHEET 1 OF 1

SURVEYOR'S CERTIFICATION I, Stephen J, Jeske, PLS 7540, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 23, Township 57 North, Range 3 West, of the Boise Mendian, East Hope, Boiner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances. COUNTY RECORDER Idaho, at the request of J.R.S. Surveying, Inc. this ______day of County Recorder

BONNER COUNTY, IDAHO

JOB NO. 22-81

COMPUTED POINT