



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 # MLD0113-22	RECEIVED: 11/28/2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: LARSEN ACRES
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APPLICANT INFORMATION:

Landowner's name: GUY AND MAUREEN LARSEN		
Mailing address: 539 KEYES AVENUE		
City: ANGWIN	State: CA	Zip code: 94508
Telephone: 707-815-6911	Fax:	
E-mail: GP454.LARSEN@GMAIL.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: JESSE BAILEY		
Company name: JAMES A. SEWELL & ASSOCIATES, LLC		
Mailing address: 600 4TH STREET WEST		
City: NEWPORT	State: WA	Zip code: 99156
Telephone: 509-447-3626	Fax:	
E-mail: JBAILEY@JASEWELL.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 #: 24	Township: 55	Range: 4W	Parcel acreage: 9.82 ACRES
Parcel # (s): RP55N06W241900A			
Legal description: S1/2 N1/2 SE1/4 NE1/4			
Current zoning: RURAL 5	Current use: NONE		
What zoning districts border the project site?			

North:R-5	East:A/F-10
South:R-5	West:R-5
Comprehensive plan designation:RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:5 ACRES VACANT LAND	
South:5 ACRES W/ RESIDENTIAL HOUSING	
East:20 ACRES VACANT LAND	
West:10 ACRES VACANT LAND	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:TRAVEL HIGHWAY 41 SOUTH FROM OLDTOWN TO APPROX. 32900 HIGHWAY 41. APPROX. 6 MILES SOUTH OF OLDTOWN/NEWPORT	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:4.82	634.3 : 331.1
Lot #2	Proposed acreage:5.00	660.0 : 330.1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Split the current 10 acres into 2 lots, resulting in one lot of 4.82 acres and one lot of 5 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:	
Mostly level ground	
Water courses (lakes, streams, rivers & other bodies of water):	
None	
Springs & wells:	
None	

Existing structures (size & use): _____
 None

Land cover (timber, pastures, etc): _____
 Small timber coverage (approximatley 60-80%)

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

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

Other pertinent information (attach additional pages if needed): _____
 A variance is being submitted for the acreage that was surrendered to the county for road right-of-way resulting in an aliquot parcel less than 10 acres.

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: Proposed gravel roadway to be located within the north 30' easement as shown on the plat of Larsen Acres.

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.
 60' Easement to Rural properties (#210333) and 10' easement (#5026)

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 Systems _____

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: _____

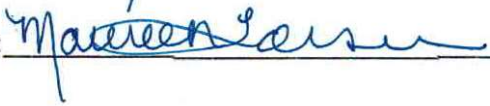
Individual well

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

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: 11-20-22

Landowner's signature:  Date: 11-20-2022

"LARSEN ACRES"

SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "LARSEN ACRES", 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 _____, 2022

BONNER COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____. DATED THIS ___ DAY OF _____, 2022.

BONNER COUNTY TREASURER

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.

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS ___ DAY OF _____ 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT GUY LARSEN AND MAUREEN LARSEN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP; ARE THE RECORD OWNERS OF THE REAL PROPERTIES DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "LARSEN ACRES", LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24. LYING WEST OF THE SPIRIT LAKE FAS E(1) HIGHWAY SURVEY.

THE 30' INGRESS, EGRESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 1 AS SHOWN HEREON IS HEREBY DEDICATED TO LOT 1.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

GUY LARSEN

MAUREEN LARSEN

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED PAUL AND GUY LARSEN AND MAUREEN LARSEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP, 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

SUBJECT TO THE FOLLOWING

PER PRELIMINARY RESEARCH REPORT FOR TITLE INSURANCE ISSUED BY TITLE ONE A TITLE & ESCROW CO., FILE NO. 22466690, DATED JULY 1, 2022.

- INSTRUMENT NUMBER 5026. FOR HIGHWAY RIGHT OF WAY AND ADJACENT IRRIGATION & DRAINAGE EASEMENT. RECORDED: JUNE 27, 1941.
- INSTRUMENT NUMBER 210333. 60' ACCESS & UTILITY EASEMENT RECORDED: JANUARY 29, 1979.
- INSTRUMENT NUMBER 43880. RIGHT-OF-WAY DEED RECORDED: JUNE 21, 1919.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE S1/2 N1/2 SE1/4 NE1/4 INTO TWO PARCELS AS SHOWN HEREON.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____ 2022, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

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 24, TOWNSHIP 55N., RANGE 6W., B.M., BONNER COUNTY, IDAHO. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATE _____



EVAN A. PAGE
PLS No. 20538

SECTION 24, TWP 55N, RNG 6W., B.M.	SHEET TITLE: "LARSEN ACRES"	DATE: 11-28-22
		SCALE: NONE
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
		CHECKED: EAP
		PROJ. NO.: 12280-22-001
		CAD FILE NO. LARSEN-PLAT-2022
		SHT. 1 OF 2