

BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # <i>MLD0114-22</i>	RECEIVED: RECEIVED DEC 01 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: <i>Plaster Division</i>

APPLICANT INFORMATION:

Landowner's name: Robert and Caroline Plaster		
Mailing address: PO Box 261		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-255-8654	Fax:	
E-mail: bplaster@empireinc.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: AZ	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: scomfort@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 #: 15	Township: 56n	Range: 2w	Parcel acreage: 18.24
Parcel # (s): RP56N02W157401A			
Legal description: 15-56N-2W TAX 49 W 119.70FT OF NENESE N 40FT OF SENESE LESS PT TX 49			
Current zoning: Rural 5		Current use: 131-Land-ag/timb w/resid Imp	
What zoning districts border the project site?			

North:Rural 5	East:Rural 5
South:Rural 5	West:Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:5 acres - Resid improv on cat 15	
South:5 acres - Resid improv on cat 15	
East:5 acres - Resid improv on cat 15	
West:20 acres - Non-irrigated agri land	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>South on Hwy. 95 to Sagel Rd. East on Sagle Rd. to S. Sagel Rd. South 700 ft. to 190 S. Sagel Rd.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.96	
Lot #2	Proposed acreage:7.18	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting 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: <u>Parcel is mostly flat, agricultural land</u>

Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>

Springs & wells: <u>well services current resident</u>

Existing structures (size & use): current residence - 2,300 sqft. barn - 1,480 sqft. shop - 1,050 sqft.

Land cover (timber, pastures, etc): Mostly pasture, some timeber

Are wetlands present on site? Yes No

Source of information: usfws wetland mapper

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: 40' proposed easement for ingress/egress, existing 20' wide gravel drive

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.
existing 20' easement for utilities (Norther Lights), instument #'s 747966 & 354923

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: septic _____

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

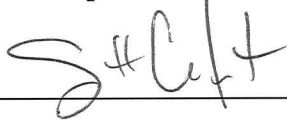
Water will be supplied by:

- 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? 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: 12/1/22

Landowner's signature: _____ Date: _____

PLASTER DIVISION

SECTION 15, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PLASTER DIVISION" 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 _____, 2023.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR

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 COMMISSIONERS' CERTIFICATE

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

DATED THIS ___ DAY OF _____, 2023.

CHAIRMAN, 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__.

APPROVED THIS ___ DAY OF _____, 2023.

BONNER COUNTY TREASURER

SUBJECT TO INSTRUMENT NO.

1. RESERVATIONS IN WARRANTY DEED INST. NO. 31831, BK. 30, PG. 28
2. RESERVATIONS IN WARRANTY DEED INST. NO. 89350, BK. 55, PG. 315
3. 10' WIDE ELECTRIC DISTRIBUTION LINE EASEMENT, INST. NO. 267619
4. 20' WIDE RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS INC., INST. NO. 354923
5. EASEMENT BENEFITING THE PARCEL, INST. NO. 449527
6. 20' WIDE RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS INC., INST. NO. 747966
7. RECORD OF SURVEY INST. NO. 734213
8. TELECOMMUNICATIONS DEED EASEMENT PER INST. NO. 815904

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ROBERT M. PLASTER AND CAROLINE S. PLASTER, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "PLASTER DIVISION", LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15 S0°36'02"E, A DISTANCE OF 659.66 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 N89°51'09"W, 25.00 FEET TO THE WEST RIGHT-OF-WAY OF SOUTH SAGLE ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY S0°36'02"E, 39.79 FEET TO THE BOUNDARY OF THE PLAT OF DEERVINE MEADOWS RECORDED AT BOOK 9, PAGE 46;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE(3) COURSES:

N89°57'30"W, 385.85 FEET; S0°03'22"W, 298.48 FEET; S79°05'17"W, 1132.02 FEET TO THE EAST BOUNDARY OF PARCEL 1, RECORD OF SURVEY INST. NO. 734213;

THENCE ALONG THE BOUNDARY OF SAID RECORD OF SURVEY THE FOLLOWING THREE(3) COURSES:

N25°46'08"E, 149.95 FEET; N0°44'14"E, 208.38 FEET; N6°21'45"W, 188.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE B.N.S.F. RAILWAY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N52°29'11"E, 40.49 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15;

THENCE ALONG SAID SOUTH LINE S89°53'34"E, 129.70 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 N0°14'11"E, 101.28 FEET TO SAID SOUTHERLY RIGHT-OF-WAY;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N52°29'11"E, 913.52 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15;

THENCE ALONG SAID NORTH LINE S89°52'09"E, 46.30 FEET TO A POINT 119.70 FEET FROM THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE PARALLEL TO AND 119.70 FEET FROM SAID WEST LINE S0°25'06"E, 659.48 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4

THENCE ALONG SAID SOUTH LINE S89°51'09"E, 510.91 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE INGRESS, EGRESS & UTILITIES EASEMENT AS SHOWN HEREON IS DEDICATED AS PRIVATE AND FOR THE MUTUAL BENEFIT OF LOTS 1 AND 2.

ROBERT M. PLASTER

CAROLINE S. PLASTER

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023,

BEFORE ME PERSONALLY APPEARED _____, ROBERT M. PLASTER AND CAROLINE S. PLASTER, HUSBAND AND WIFE, 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

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 15, TOWNSHIP 56 NORTH, RANGE 2 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2023.



RUSSELL E. BADGLEY

PLS 12458

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N02W157401A AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. PREVIOUS SURVEYS IN THIS SECTION HAVE CONFLICTING LOCATIONS FOR THE CENTER QUARTER CORNER WHICH AFFECT THE BREAKDOWN OF THE SECTION. THIS SURVEY HOLDS THE LOCATION OF THE FOUND MONUMENTS FOR THE CORNERS OF THE SOUTHEAST QUARTER OF THE SECTION AND OTHER FOUND MONUMENTS AS SHOWN TO DEFINE THE BOUNDARY. THE DEED INST. NO. 873169 FOR PARCEL RP XXXXXX DEFINES THE ITS PARCEL AS THE NE1/4 OF NE1/4 OF SE1/4 EXCEPT THE WEST 119.70 FEET. THE DEED FOR THIS PARCEL DEFINES A DISTANCE FROM THE EAST 1/4 CORNER WHICH OVERLAPS THE 119.70 FEET FROM THE WEST LINE. THIS SURVEY HOLDS THE 119.70 FEET FROM THE WEST LINE OF THE NE1/4 NE1/4 SE1/4 AS THE COMMON BOUNDARY BETWEEN THE 2 PARCELS.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2023, AT _____ M. IN

BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

SECTION 15, TWP 56N, RNG 2W, B.M.	SHEET TITLE: MINOR LAND DIVISION FOR ROBERT PLASTER	DATE: 11-30-22
		SCALE: N/A
		DRAWN: REB
		CHECKED: REB
James A. Sewell and Associates, LLC CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160		PROJ. NO.: 16302-22-001 CAD FILE NO.: S-PLASTER-MLD SHT. 1 OF 2

