



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 # MLD0117-22	RECEIVED: Emailed 11/8/2022 - Revised 12/13/2022 - Entered 12/28/2022
--------------------------	--

PROJECT DESCRIPTION:

Name of Minor Land Division plat: McKnight Estates
--

APPLICANT INFORMATION:

Landowner's name: Jason McKnight (MBKJM LLC)		
Mailing address: 7532 Bannock Trail		
City: Yucca Valley	State: California	Zip code: 92284
Telephone: 619-726-8961	Fax:	
E-mail: MBKJMLLC@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Thomas A. Yeiser		
Company name: True Line Surveying		
Mailing address: 11358 NORTH GOVERNMENT WAY		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: 208-691-2974	Fax:	
E-mail: tom@truelineonline.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 #: 25	Township: 56N	Range: 6W	Parcel acreage: 4.29
Parcel # (s): RP56N06W257200A			
Legal description: See attached deed			
Current zoning: Suburban	Current use: Transition		
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses): Residential, Unplatted/Unused Land, Rock quarry, 10,000 SqFt lots to large tracts of Land	
North: Unplatted land. No structures or land use	
South: Active Rock quarry and I.T.D. Property	
East: Residential Lots with Houses and Outbuildings	
West: Residential, Unplatted land and the Cedar Park Plat with Residential Housing	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?: Oldtown
Detailed Directions to Site:	
From Sandpoint follow US-2 W 22.2 mi Turn left onto Wisconsin St 0.4 mi Turn right onto Old Priest River Rd 5.7 mi Turn right onto ID-41 N 0.3 mi Turn right onto Nagel Rd. Destination will be on the left 0.2 mi	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : The creation of 4 lots to serve as single family residential lots.		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 0.558	1.55:1
Lot #2	Proposed acreage: 0.738	2.06:1
Lot #3	Proposed acreage: 0.991	2.63:1
Lot #4	Proposed acreage: 2.004	1.93:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: All lots to serve as single family residential lots, the lots have an even east-west width and extending north-south between highway 41 and the northern boundary. The acreage of each lot does not have much intent. The lots where they have build-able sites have relatively even areas.		

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 southern portion of the lots are steep, combined with natural sloping and the highway fill slopes this area is not intended for buildings. The northern portion of the lots are much mellow slope suitable for roads and structures (10% or less), usable land for residential use. The lots have no benching, rock outcroppings or wetland type features. The land slopes from South to North, grade reducing the farther north into the lots.	
Water courses (lakes, streams, rivers & other bodies of water): No water courses exist on these lots.	
Springs & wells: No wells or Springs exist in these lots	

Existing structures (size & use): 7x10 building. Unknown use, building supplied with power and door access is inaccessible.

Title report shows no easement of records for any sort utility structure in this location.

Land cover (timber, pastures, etc): Timber (Pine, Cedar and Tamarack)

Are wetlands present on site? Yes No

Source of information: BC GIS and FEMA Maps

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0850E

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 foot wide private road easement, with a 20 foot wide gravel road

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: 50 foot wide gravel road. Nagel 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:

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

N/A

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
West Bonner Water and Sewer District.

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: West Bonner Water and Sewer District. Infrastructure to be installed by individual lot owners.

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: West Bonner Water & Sewer District

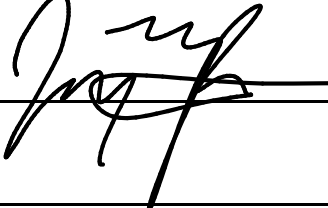
Proposed Community System - List type & proposed ownership: _____

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: West Bonner Water and Sewer District. Infrastructure to be installed by individual lot owners.

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: 11-3-2022
Landowner's signature: _____ Date: _____

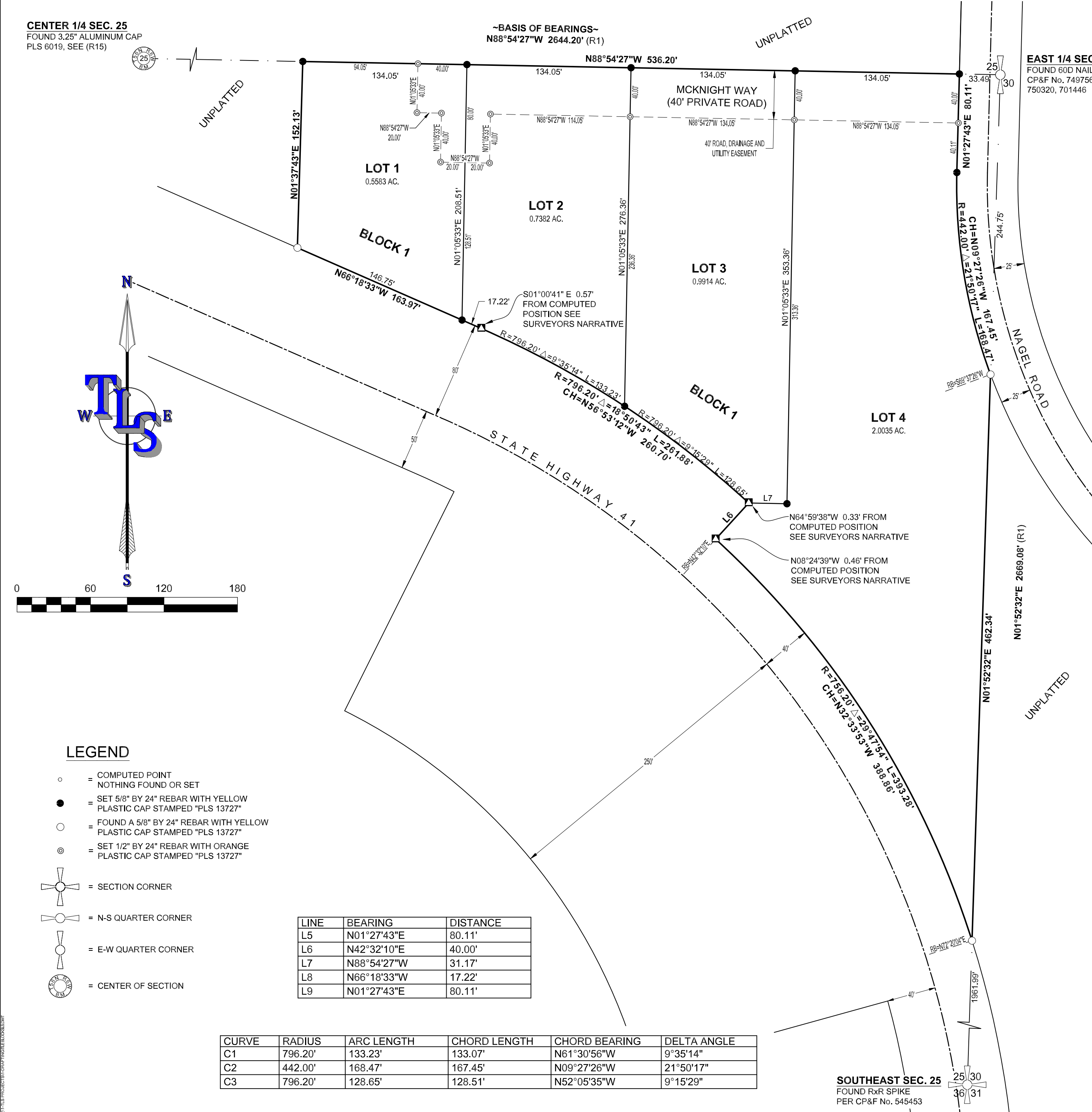
McKNIGHT ESTATES

N1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

CENTER 1/4 SEC. 25
FOUND 3.25" ALUMINUM CAP
PLS 6019, SEE (R15)

-BASIS OF BEARINGS-
N88°54'27"W 2644.20' (R1)

EAST 1/4 SEC. 25
FOUND 60D NAIL PER (R1)
CP&F No. 749756, 565516,
750320, 701446



BASIS OF BEARINGS

N88°54'33"W BETWEEN FOUND MONUMENTS AT THE WEST 1/4 AND THE EAST 1/4 OF SECTION 25, PER (R1)

SURVEYOR'S NARRATIVE

NORTH 1/4 SEC. 25

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED BETWEEN APRIL - AUGUST, 2019
- 2) THIS SURVEY WAS PERFORMED WITH A 5 SECOND ROBOTIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES, AND USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

REFERENCES

R-1) RECORD OF SURVEY, BY THOMAS A. YEISER, PLS 13727, INSTRUMENT No. 1010464, AUGUST, 2022.

LEGEND

- = COMPUTED POINT
- = NOTHING FOUND OR SET
- = SET 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 13727"
- = FOUND A 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 13727"
- ⊙ = SET 1/2" BY 24" REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 13727"
- ⊕ = SECTION CORNER
- ⊖ = N-S QUARTER CORNER
- ⊗ = E-W QUARTER CORNER
- ⊙ = CENTER OF SECTION

LINE	BEARING	DISTANCE
L5	N01°27'43"E	80.11'
L6	N42°32'10"E	40.00'
L7	N88°54'27"W	31.17'
L8	N66°18'33"W	17.22'
L9	N01°27'43"E	80.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	796.20'	133.23'	133.07'	N61°30'56"W	9°35'14"
C2	442.00'	168.47'	167.45'	N09°27'26"W	21°50'17"
C3	796.20'	128.65'	128.51'	N52°05'35"W	9°15'29"



PRELIMINARY

	MCKNIGHT ESTATES indexing information THE NE 1/4 OF THE SE 1/4 SEC. 25, TWP. 56 N., RNG. 6 W., B.M., BONNER COUNTY		<p>11358 N. Government Way Hayden, Idaho 83835 208-667-1044 : tom@truelineonline.com</p>
	NAME: McNight MLD-2251.dwg PROJECT NUMBER: 2251 SIZE: 15X27 SCALE: 1:60 LAST EDIT: 12/13/2022 DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 2		

McKNIGHT ESTATES

N1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INST.# _____

RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, T.L.S, LLC
ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.,
RECORDED IN PLAT BOOK _____, AT PAGES _____
AS INSTRUMENT NO. _____,
FEE: _____
COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: _____ DEPUTY

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT: MARK A. ROBERTSON, MANAGING MEMBER OF WILLAMETTE VALLEY REAL PROPERTY, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "CEDAR PARK SECOND ADDITION"

LEGAL DESCRIPTION

THAT PORTION OF NE1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SECTION 25;

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 25, S88°54'27"E 2644.20 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25, BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE EAST LINE OF SAID SECTION 25, S01°52'32"W 707.09 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 41, BEING THE POINT OF A NON-TANGENT 756.20 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF S72°20'04"W;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°47'54", 393.28 FEET (CHORD N32°33'53"W 388.86 FEET);
2. N42°32'10"E 40.00 FEET TO THE POINT OF A NON-TANGENT 796.20 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF S42°32'10"W;
3. ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'43", 261.88 FEET (CHORD N56°53'12"W 260.70 FEET);
4. N66°18'33"W 163.97 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, N01°37'43"E 152.13 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 25;

THENCE ALONG SAID EAST-WEST CENTERLINE, S88°54'27"E 569.70 FEET TO THE **TRUE POINT OF BEGINNING**; EXCEPTING THEREFROM NAGEL ROAD RIGHT-OF-WAY; CONTAINING 4.44 ACRES.

WATER AND SEWER SERVICES TO BE SERVICED WEST BONNER WATER AND SEWER DISTRICT. INFRASTRUCTURE TO BE INSTALLED BY EACH INDIVIDUAL LOT OWNER.

THE OWNER HERBY GRANTS:

1. A 40' PRIVATE INGRESS EGRESS, ROAD, DRAINAGE AND UTILITY EASEMENT ACROSS LOTS 1-4, BLOCK 1.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME PERSONALLY APPEARED DIRK ANDERSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS MANAGING MEMBER OF CLARK FORK RIVER RANCH, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS _____ DAY OF _____, 20____.

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 _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

WEST BONNER WATER AND SEWER DISTRICT

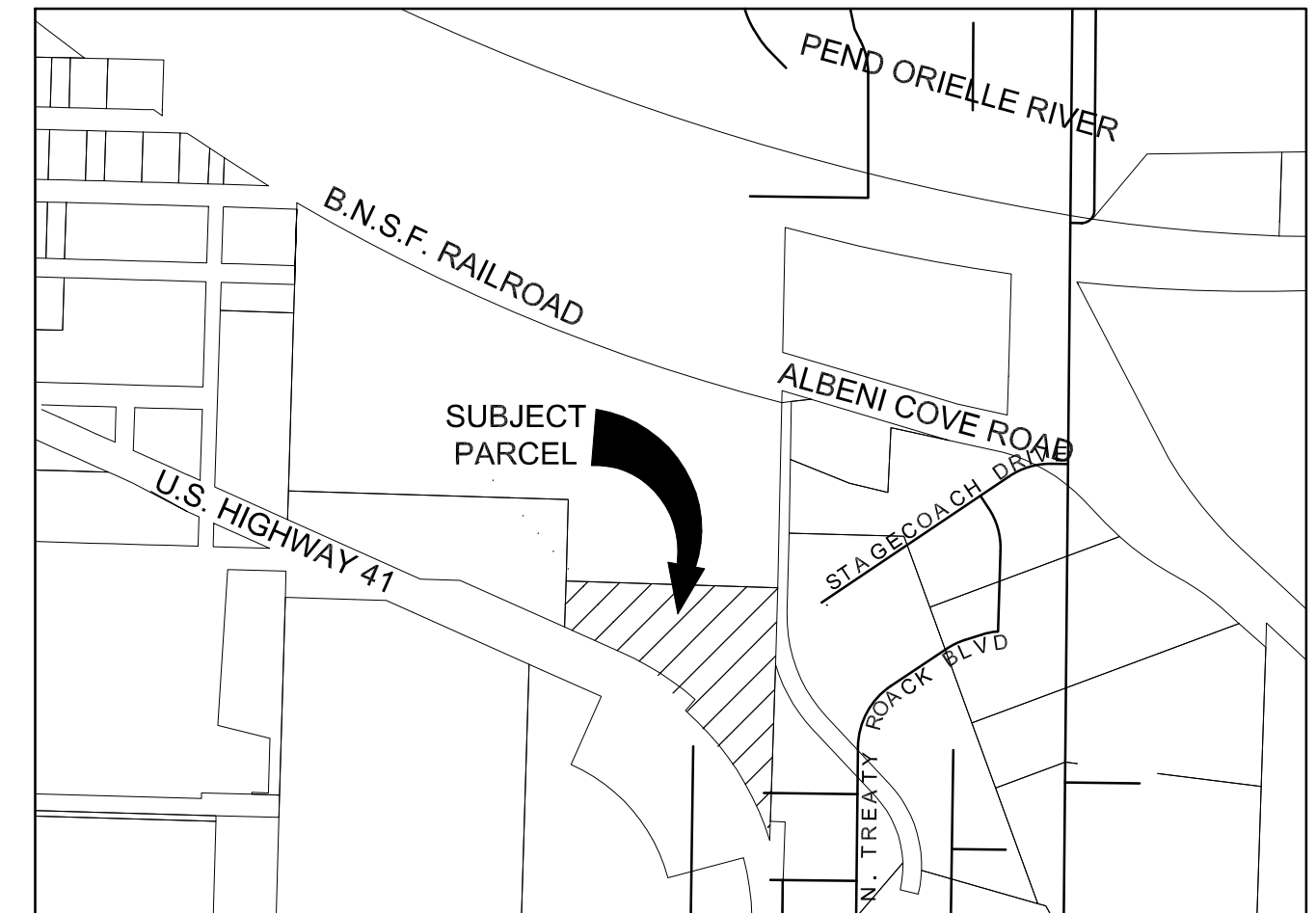
THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS _____ DAY OF _____, 20____.

WEST BONNER WATER AND SEWER DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF PRIEST RIVER ROAD ESTATES 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 _____, 20____.

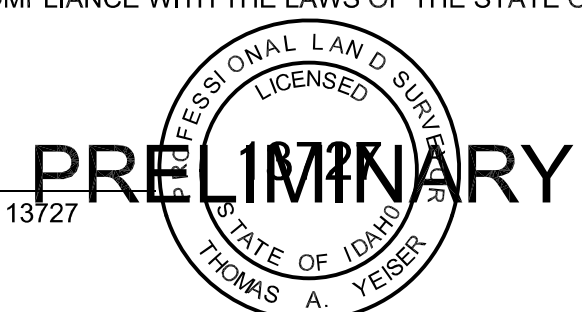


VICINITY MAP
1" = 500'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER PLS 13727



	MCKNIGHT ESTATES indexing information THE NE1/4 OF THE SE1/4 SEC. 25, TWP. 56 N., RNG. 6 W., B.M., BONNER COUNTY		<p>11358 N. Government Way Hayden, Idaho 83835 208-667-1044 : tom@truelineonline.com</p>
	NAME: McNight MLD-2251.dwg PROJECT NUMBER: 2251 SIZE: 18x27 SCALE: 1:80 LAST EDIT: 12/13/2022 DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 2		