

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # <i>MLD0009-23</i>	RECEIVED: RECEIVED FEB 21 2023 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: SUNNY SHADOWS

APPLICANT INFORMATION:

Landowner's name: HARLEY LIPPERT		
Mailing address: 144 SUNNY SHADOWS LANE		
City: SANDPOINT	State: IDAHO	Zip code: 83864
Telephone: 208-290-7803	Fax:	
E-mail: lippertexcavation@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: LINDSAY WILLHITE		
Company name: SAWTOOTH LAND SURVEYING		
Mailing address: 560 W. CANFEILD AVE. STE 200		
City: COEUR D' ALENE	State: IDAHO	Zip code: 83815
Telephone: 208-714-4544	Fax:	
E-mail: lindsay@sawtoothls.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 #: 3	Township: 57 N	Range: 1 W	Parcel acreage: 10
Parcel # (s): RP57N01W032700A			
Legal description: 3-57N-1W TAX 45			
Current zoning: RURAL 5	Current use: PASTURE LAND WITH SINGLE FAMILY DWELLING		
What zoning districts border the project site? R-5			

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10.9 LOT 2 OF RAIL VIEW PLAT WITH HOUSE AND MULTIPLE OUT BUILDINGS	
South: 1.8 ACRE PARCEL WITH HOME & 48.2 ACRE PARCEL WITH NO STRUCTURES	
East: 10.0 ACRE PARCEL WITH HOME AND MULTIPLE OUT BUILDINGS	
West: 34.2 ACRE PARCEL WITH HOME AND MULTIPLE OUT BUILDINGS	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: HEAD EAST ON HWY 200 TOWARD HOPE IDAHO, TAKE A RIGHT ONTO SUNNYSIDE CUTOFF ROAD, CONTINUE APPROXIMATELY 1/4 OF A MILE THEN TURN LEFT ONTO SUNNY SHADOWS LANE AND THE PARCEL OF LAND IS ON THE RIGHT	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : 2 LOT MLD		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1 x	Proposed acreage: 5.0	
Lot #2 x	Proposed acreage: 5.0	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
BASIC SPLIT OF A RELATIVELY FLAT PARCEL INTO 2 LOTS, 1 COMPRISING OF 5.0 ACRES AND THE OTHER COMPRISING OF 5.0 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: THE LAND IS GENERALLY FLAT PASTURE WITH A CREEK AND WETLAND RUNNING NORTH-SOUTH IN THE APPROXIMATE CENTER OF THE PROPERTY	
Water courses (lakes, streams, rivers & other bodies of water): CREEK RUNNING NORTH-SOUTH LABELED AS A FRESHWATER EMERGENT WETLAND AREA ON BONNER COUNTY GIS	
Springs & wells: SINGLE WELL SERVING THE EXISTING HOUSE	

Existing structures (size & use): SINGLE DWELLING 124'x75' USED AS RESIDENCE, INCLUDING 50'x50' SHOP

Land cover (timber, pastures, etc): PASTURE

Are wetlands present on site? Yes No

Source of information: BONNER CO. GIS

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:

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: THE ROAD IS GRAVELED 14' ACROSS WITHIN A 60.00' WIDE EASEMENT PER DOCUMENT No. 253008, WITH MINIMAL GRADE AND IS LISTED AS SUNNY SHADOWS LANE. SAID ROAD INTERSECTS A 55.00' WIDE PUBLIC RIGHT OF WAY WITH MINIMAL GRADE, LISTED AS SUNNYSIDE CUTOFF, COUNTY ROAD No. 275.

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

Yes No

List existing access and utility easements on the subject property.

Sunny Shadows Lane 60' Wide Easement Doc. No. 253008, Northern Lights Easement Doc. No.131163 & a 20' wide Waterline Right-of-way Easement Doc. No. 116771

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 tank and drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: One existing sewer service, location of drain field unknown.

If homes are constructed standard septic tank drainfield sewage disposal system will be used in accordance with Panhandle Health District and Bonner County code.

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: Proposed water supply would be individual wells, privately maintained by individual lot owners.

Which power company will serve the project site? Northern Lights, Inc.

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.

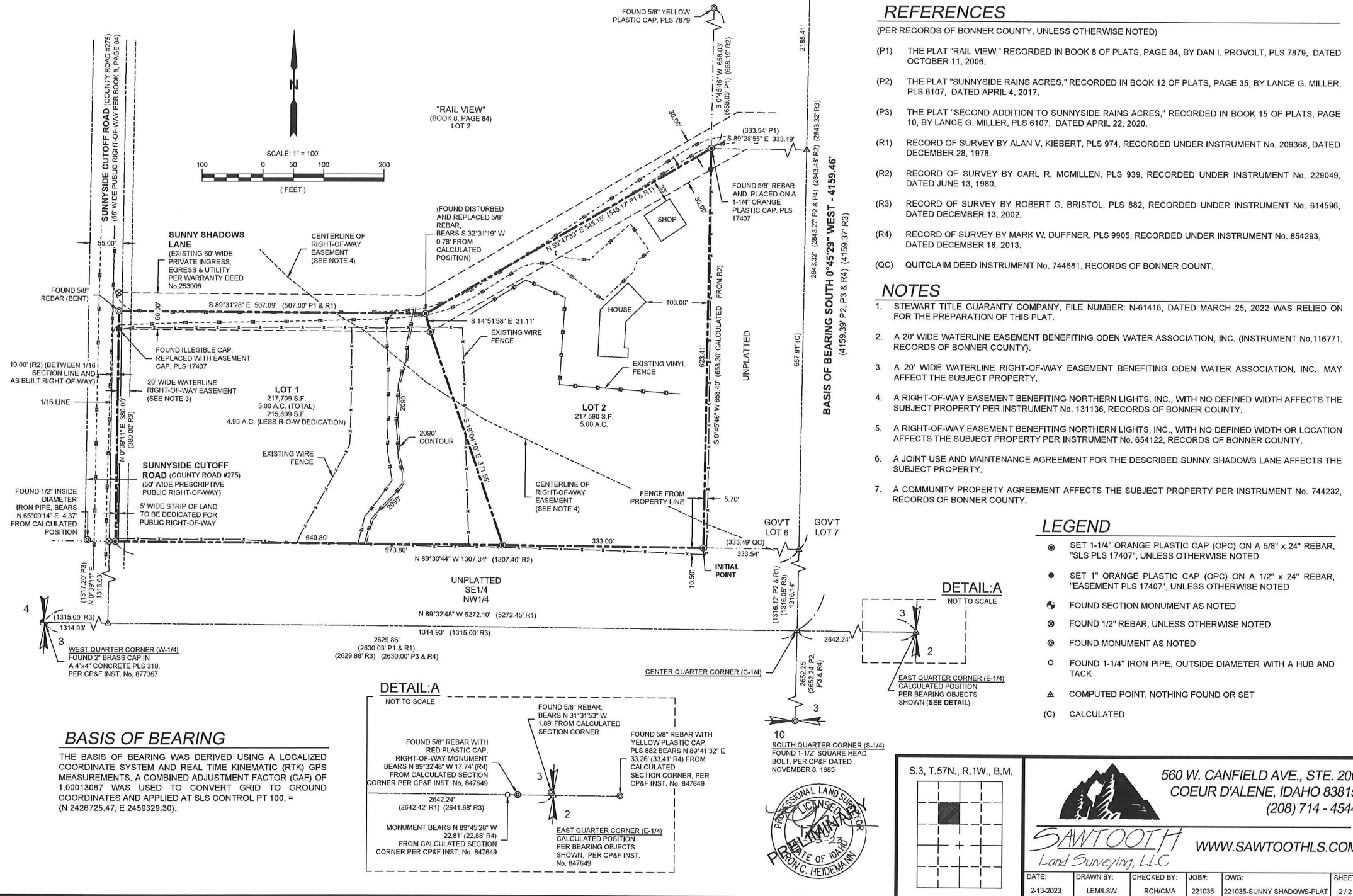
Landowner's signature:  Date: 2-15-23

Landowner's signature: _____ Date: _____

SUNNY SHADOWS

LOCATED WITHIN GOVERNMENT LOT 6 OF SECTION 3,
TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

RECORDER'S
CERTIFICATE



REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
- (P1) THE PLAT "RAIL VIEW," RECORDED IN BOOK 8 OF PLATS, PAGE 84, BY DAN I. PROVOLT, PLS 7879, DATED OCTOBER 11, 2006.
 - (P2) THE PLAT "SUNNYSIDE RAINS ACRES," RECORDED IN BOOK 12 OF PLATS, PAGE 35, BY LANCE G. MILLER, PLS 6107, DATED APRIL 4, 2017.
 - (P3) THE PLAT "SECOND ADDITION TO SUNNYSIDE RAINS ACRES," RECORDED IN BOOK 15 OF PLATS, PAGE 10, BY LANCE G. MILLER, PLS 6107, DATED APRIL 22, 2020.
 - (R1) RECORD OF SURVEY BY ALAN V. KIEBERT, PLS 974, RECORDED UNDER INSTRUMENT No. 209368, DATED DECEMBER 28, 1978.
 - (R2) RECORD OF SURVEY BY CARL R. MCMILLEN, PLS 939, RECORDED UNDER INSTRUMENT No. 229049, DATED JUNE 13, 1980.
 - (R3) RECORD OF SURVEY BY ROBERT G. BRISTOL, PLS 882, RECORDED UNDER INSTRUMENT No. 614596, DATED DECEMBER 13, 2002.
 - (R4) RECORD OF SURVEY BY MARK W. DUFFNER, PLS 9905, RECORDED UNDER INSTRUMENT No. 854293, DATED DECEMBER 18, 2013.
 - (QC) QUITCLAIM DEED INSTRUMENT No. 744681, RECORDS OF BONNER COUNT.

NOTES

1. STEWART TITLE GUARANTY COMPANY, FILE NUMBER: N-61416, DATED MARCH 25, 2022 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. A 20' WIDE WATERLINE EASEMENT BENEFITING ODEN WATER ASSOCIATION, INC. (INSTRUMENT No.116771, RECORDS OF BONNER COUNTY).
3. A 20' WIDE WATERLINE RIGHT-OF-WAY EASEMENT BENEFITING ODEN WATER ASSOCIATION, INC., MAY AFFECT THE SUBJECT PROPERTY.
4. A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH AFFECTS THE SUBJECT PROPERTY PER INSTRUMENT No. 131136, RECORDS OF BONNER COUNTY.
5. A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH OR LOCATION AFFECTS THE SUBJECT PROPERTY PER INSTRUMENT No. 654122, RECORDS OF BONNER COUNTY.
6. A JOINT USE AND MAINTENANCE AGREEMENT FOR THE DESCRIBED SUNNY SHADOWS LANE AFFECTS THE SUBJECT PROPERTY.
7. A COMMUNITY PROPERTY AGREEMENT AFFECTS THE SUBJECT PROPERTY PER INSTRUMENT No. 744232, RECORDS OF BONNER COUNTY.

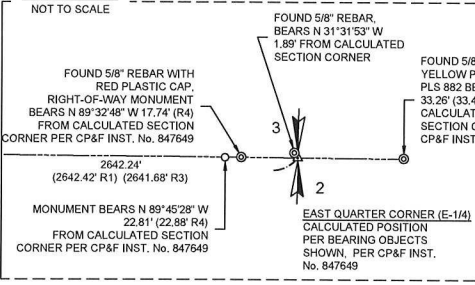
LEGEND

- SET 1-1/4" ORANGE PLASTIC CAP (OPC) ON A 5/8" x 24" REBAR, "SLS PLS 17407", UNLESS OTHERWISE NOTED
- SET 1" ORANGE PLASTIC CAP (OPC) ON A 1/2" x 24" REBAR, "EASEMENT PLS 17407", UNLESS OTHERWISE NOTED
- ⚡ FOUND SECTION MONUMENT AS NOTED
- ⊗ FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED
- ⊙ FOUND MONUMENT AS NOTED
- FOUND 1-1/4" IRON PIPE, OUTSIDE DIAMETER WITH A HUB AND TACK
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- (C) CALCULATED

BASIS OF BEARING

THE BASIS OF BEARING WAS DERIVED USING A LOCALIZED COORDINATE SYSTEM AND REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS. A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00013067 WAS USED TO CONVERT GRID TO GROUND COORDINATES AND APPLIED AT SLS CONTROL PT 100. = (N 2426725.47, E 2459329.30).

DETAIL:A



S.3, T.57N., R.1W., B.M.

560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

DATE: 2-13-2023 DRAWN BY: LEMLSW CHECKED BY: RCH/CMA JOB#: 221035 DWG: 221035-SUNNY SHADOWS-PLAT SHEET: 2 / 2



SUNNY SHADOWS

LOCATED WITHIN GOVERNMENT LOT 6 OF SECTION 3,
TOWNSHIP 57 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT HARLEY L. LIPPERT AND KIMBERLY J. LIPPERT, 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 TO BE KNOWN AS "SUNNY SHADOWS," LOCATED IN A PORTION OF GOVERNMENT LOT 6 IN SECTION 3, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3;
THENCE S 0°45' 29" W ALONG THE NORTH-SOUTH CENTER SECTION LINE A DISTANCE OF 2843.61 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6;
THENCE N 89°30'44" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6 A DISTANCE OF 333.54 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE N 89°30'44" W A DISTANCE OF 973.80 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SUNNYSIDE CUTOFF ROAD (COUNTY ROAD #275) ;
THENCE N 0°39'11" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 380.00 FEET TO A POINT;
THENCE S 89°31'28" E A DISTANCE OF 507.09 FEET;
THENCE N 59°47'33" E A DISTANCE OF 545.15 FEET;
THENCE S 0°45'46" W A DISTANCE OF 658.40 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION.
SAID PARCEL OF LAND CONTAINING 10.00 ACRES MORE OR LESS.

A 5' STRIP FOR PUBLIC RIGHT-OF-WAY, SHOWN ON SHEET 2.

HARLEY L. LIPPERT

KIMBERLY J. LIPPERT

NOTARY PUBLIC CERTIFICATE

ACKNOWLEDGEMENT

STATE OF IDAHO } S.S.
COUNTY OF BONNER }

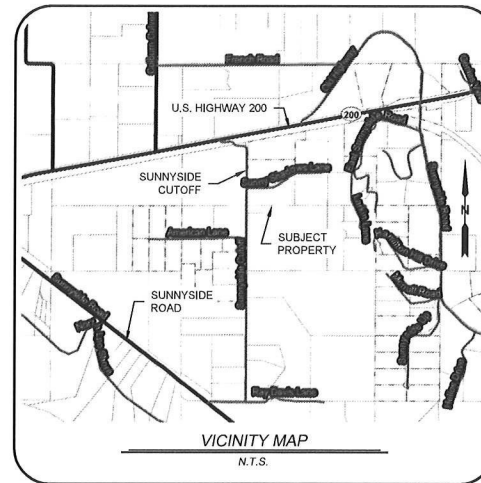
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY

OF _____, IN THE YEAR OF 20____ BY

HARLEY L. LIPPERT AND KIMBERLY J. LIPPERT, HUSBAND AND WIFE.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SUNNY SHADOWS" 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.

BONNER COUNTY SURVEYOR DATE

SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, 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.



RON C. HEIDEMANN, PLS 17407 DATE

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 744681, RECORDS OF BONNER COUNTY, IDAHO, AS SHOWN HEREON.

THE MONUMENTED LINES DEPICTED HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS DESCRIBED AS SHOWN. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2023, AT _____ M.,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ OF PLATS, PAGE _____

BONNER COUNTY RECORDER



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 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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

S.3, T.57N., R.1W., B.M.				560 W. CANFIELD AVE., STE. 200 COEUR D'ALENE, IDAHO 83815 (208) 714 - 4544	
				WWW.SAWTOOTHLS.COM	
DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
2-13-2023	LEM/LSW	RCH/CMA	221035	221035-SUNNY SHADOWS-PLAT	1 / 2