

BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0014-23	RECEIVED: 03/16/2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Marsh Lane
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APPLICANT INFORMATION:

Landowner's name: Leon Vincent & Kristin A. Vincent		
Mailing address: PO Box 399		
City: Priest River	State: ID	Zip code: 83856
Telephone: 509-599-7382	Fax:	
E-mail: leon_vin@rocketmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Joel L. Andring		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: jandring@glaheinc.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 #: 20	Township: 56N	Range: 5W	Parcel acreage: 20.2
Parcel # (s): RP56N05W208570A			
Legal description: 20-56N-5W W 677.65FT OF E 2310FT OF S2SE			
Current zoning: Rural 5		Current use: Rural Residential (5-10 AC)	
What zoning districts border the project site?			

North: Rural 5	East: Rural 5
South: Commercial / Suburban	West: Rural 5 / Suburban
Comprehensive plan designation: Rural Residential (5-10 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 106 - Productivity forest land. ~100 Ac. parcel. Vacant	
South: 438 - Comm improv on cat 16. CityServiceValcon fuel storage & services. One large building. 2.7 & 1.0 Ac. Lots & 2 Residential parcels (.5 & 1.5 ac.)	
East: 532 - ronresid imprv on cat12/15. 10.3 Ac. parcel. One pole building and outlier sheds.	
West: 534 - Resid improv on cat 12. 8.5 Ac. parcel. 1 single family residence & outlier sheds.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
From Super 1 Foods in Oldtown, head east on U.S. Hwy. 2, 2.0± miles. Turn left on on Louie Knotts Ln., proceed 200 ft. Turn left on Marsh Ln. and proceed 2.0 miles to subject property.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: unplatted		
This application is for :		
Proposed lots: 3		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.0	0.51 : 1
Lot #2	Proposed acreage: 5.0	0.51 : 1
Lot #3	Proposed acreage: 10.1	0.98 : 1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Subdividing one 20.2 Ac. parcel into 3 conforming lots (10.1 Ac., 5.0 Ac., & 5.0 Ac.)		

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:	
Land gradually slopes to the south toward the Pend Oreille River. maximum slope 15-29%, No rock outcroppings or benches.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
None	
Springs & wells: _____	
A drilled well sits in the northeast corner of the parcel.	

Existing structures (size & use): South/East
 One single family residence (2 bed, 2 bath) with attached garage at north end of the property with outlier sheds. Shop

Land cover (timber, pastures, etc):
 Patches of timber and pastures throughout the property with heavy timber at north end. Open pasture at center region of the property.

Are wetlands present on site? Yes No Source of information: USF&W web map

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0865E

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:
 Marsh Lane, a newly constructed ~15 ft. wide gravel road, within a 40 ft wide easement connects to the property at the SE corner.
 The extension of the access easement is proposed to continue through the property over the newly constructed road, and be granted to lot owners.

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.
 Inst. No. 33849, 520670, 521800, & 719391

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 on-site septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical subsurface single residence septic systems.

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: Typical individual private well systems

Which power company will serve the project site? Avista

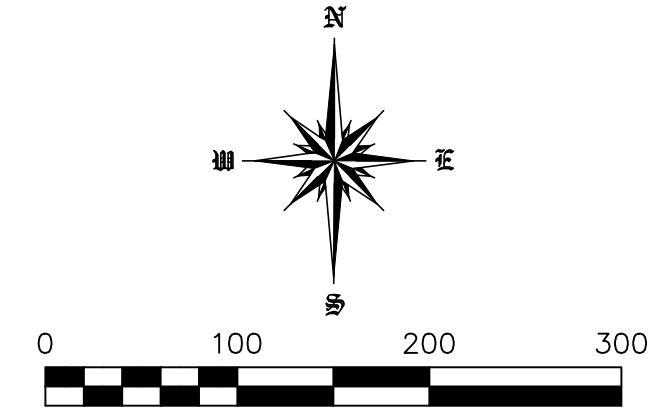
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Leon Mc Date: 3/13/23

Landowner's signature: Kristin Vincent Date: 3/13/23

MARSH LANE

LYING IN A PORTION OF THE SE 1/4 OF SECTION 20,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

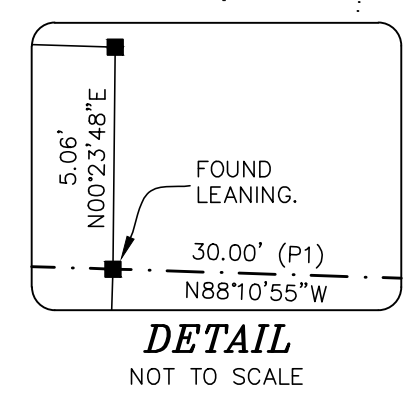
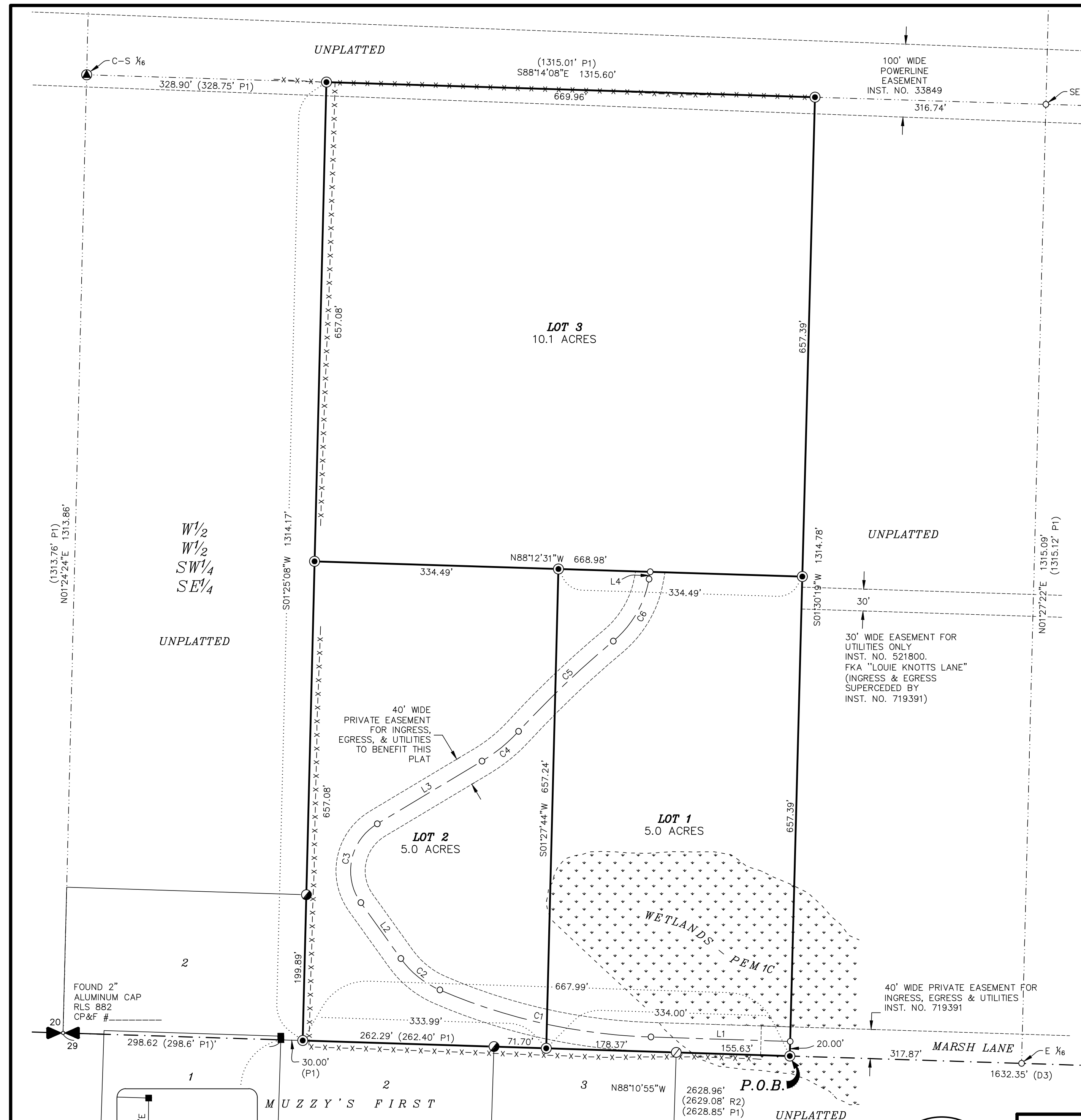
- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR & CAP, PLS 13548
- FOUND MONUMENTATION, AS NOTED.
- FOUND 1-1/2" ALUMINUM CAP, PLS 6019, OR AS NOTED
- FOUND 5/8" REBAR, NO CAP
- FOUND 5/8" REBAR & CAP, PLS 15316
- FOUND RAILROAD SPIKE
- CALCULATED POINT, NOTHING SET
- FENCE LINE

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS (CATEGORIZED AS PEM1C) ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND SHOWN APPROXIMATELY.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0865E, EFFECTIVE 11/18/2009.
- D) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF THAT PARCEL DESCRIBED IN WARRANTY DEED, INST. NO. 1005507 AND SUBDIVIDE INTO 3 CONFORMING LOTS AS SHOWN. THE BOUNDARIES WERE DETERMINED FROM FOUND MONUMENTATION AND STANDARD SECTION BREAKDOWN TECHNIQUES. SEE SHEET 2 FOR SECTION BREAKDOWN. ALIQUOT LINES CONTROL THE WEST AND NORTH BOUNDARIES PER (D1) AND (D2) REGARDLESS OF DISTANCES CITED IN (D3), AS CONFIRMED BY A CHAIN OF TITLE SEARCH DONE BY ALLIANCE TITLE & ESCROW.
- E) SEE "RECORD REFERENCES" FOR PERTINENT RECORDS USED.

RECORD REFERENCES

- (D1) PARTNERSHIP GRANT DEED, INST. NO. 434662, 10/28/1993
- (D2) QUITCLAIM DEED, INST. NO. 903881, 4/12/2017
- (D3) WARRANTY DEED, INST. NO. 1005507, 5/18/2022
- (R1) R.O.S. BY RLS 882, INST. NO. 222363, 11/23/1979
- (R2) UNRECORDED SURVEY BY RLS 882 FOR PLETT, WEAVER, & SNIDER, DATED 11/22/1989, REVISED 9/30/1991
- (R3) R.O.S. BY PLS 9905, INST. NO. 719792, 12/26/2006
- (R4) R.O.S. BY PLS 20583, INST. NO. 1014990, 12/9/2022
- (P1) MUZZY'S FIRST, BK. 6 PLATS, PG. 80, INST. NO. 560657, 3/6/2000



CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	298.22'	794.00'	21°31'11\"	296.47'	N77°25'19\"W
C2	69.45'	128.22'	31°02'02\"	68.60'	N51°08'43\"W
C3	124.00'	75.00'	94°43'55\"	110.35'	N11°44'16\"E
C4	64.87'	225.00'	16°31'07\"	64.64'	N50°50'40\"E
C5	179.40'	1349.86'	7°36'53\"	179.27'	N46°23'33\"E
C6	100.26'	142.00'	40°27'13\"	98.19'	N29°58'23\"E

LINE	BEARING	DISTANCE
L1	N88°10'55\"W	190.97'
L2	N35°37'42\"W	94.19'
L3	N59°06'14\"E	167.38'
L4	N09°44'46\"E	10.11'



1/4	Section	Township	Range	MONTANA	IDAHO
	20	56 N	5 W	OREGON	WASHINGTON
PROJECT #: 22-303 VINCENT DRAWING NAME: 22-303 VINCENT MLD					

MARSH LANE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'

Checked By: JLA
Drawn By: SWO

Plot Date: 3/15/2023
Sheet: 1 of 2

PLACE RECORDING LABEL HERE

MARSH LANE

LYING IN A PORTION OF THE SE 1/4 OF SECTION 20,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT LEON VINCENT AND KRISTIN A. VINCENT, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1, 2, & 3, THE SAME TO BE KNOWN AS 'MARSH LANE' BEING A PORTION OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 20, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548; FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 20, MONUMENTED WITH A 3/8" REBAR IN A 4"x4" CONCRETE MONUMENT, BEARS SOUTH 88°10'55" EAST, 1632.35 FEET;

THENCE ALONG SAID SOUTH LINE, NORTH 88°10'55" WEST, 667.99 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (W 1/2 SW 1/4 SE 1/4) OF SAID SECTION 20 AND MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, NORTH 01°25'08" EAST, 1314.17 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (N 1/2 SE 1/4) OF SAID SECTION 20, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE, SOUTH 88°14'08" EAST, 669.96 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID SOUTH LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, SOUTH 01°30'19" WEST, 1314.78 FEET TO THE POINT OF BEGINNING;

LEON VINCENT _____ DATE _____

KRISTIN A. VINCENT _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____
ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEON VINCENT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____
ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KRISTIN A. VINCENT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

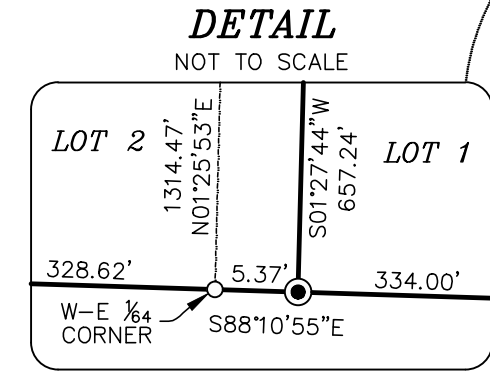
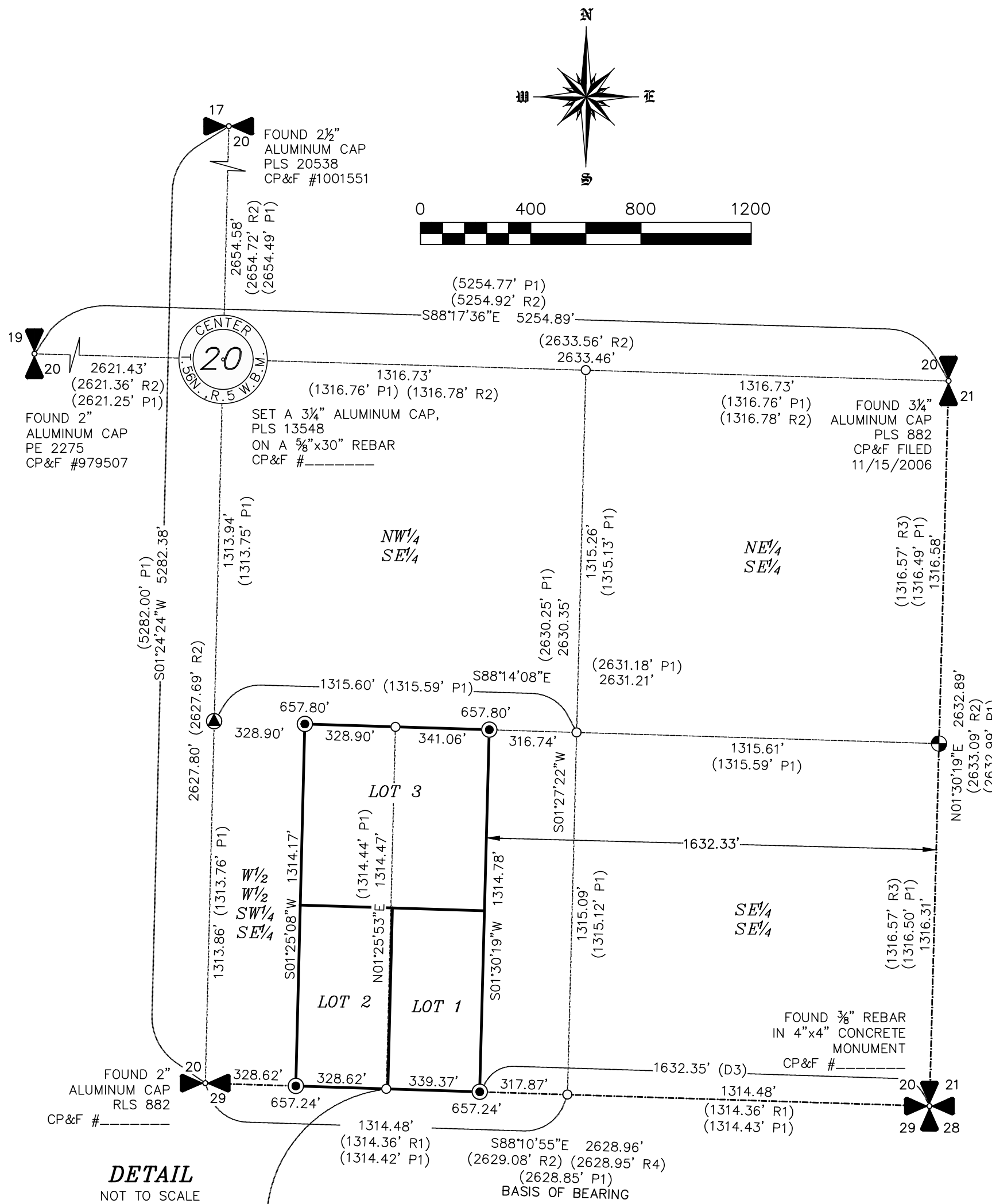
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.
DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000625100. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°55'29" AT THE SOUTH 1/4 CORNER OF SECTION 20.

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, 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.

JOEL L. ANDRING, PLS 13548 _____ DATE _____



COUNTY COMMISSIONERS' CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED

THIS _____ DAY OF _____, 2023.

PLANNING DIRECTOR

PREPARED FOR:
VINCENT LEON
P.O. BOX 39
PRIEST RIVER, ID 83856

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE SUBDIVISION GUARANTEE, FILE NO. 630347, GUARANTEE NO. 81075-229505720, DATED JANUARY 26, 2023.

- POWER LINE EASEMENT GRANTED TO THE U.S.A, 100 FT. WIDE, BK. 16 OF MISC., PG. 548, INST. NO. 33849, 2/24/1950. SHOWN APPROXIMATELY ON SHEET 1.
- POWER LINE EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY, 30 FT. WIDE, INST. NO. 520670. NOT SHOWN HEREON.
- INGRESS, EGRESS, & UTILITIES EASEMENT, 30 FT. WIDE, AND AGREEMENT BETWEEN LELAND W. KNOTTS & EVELYN KNOTTS, INEZ L. OSCARSON & RON OSCARSON, AND CAROL A. BRADURY, INST. NO. 521800, 4/3/1998. SHOWN APPROXIMATELY ON SHEET 1.
- INGRESS, EGRESS, & UTILITIES EASEMENT, AND ALL MATTERS CONTAINED IN EASEMENT AGREEMENT, INST. NO. 719391, 12/18/2006. AS SHOWN ON SHEET 1.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "MARSH LANE" 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

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2023, AT _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____
AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER

BY DEPUTY

\$ _____ FEE

PLACE RECORDING LABEL HERE.



1/4	Section	Township	Range	MONTANA	IDAHO
	20	56 N	5 W	OREGON	WASHINGTON
PROJECT #: 22-303 VINCENT DRAWING NAME: 22-303 VINCENT MLD					

MARSH LANE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=400'

Checked By: JLA
Drawn By: SWO

Plot Date: 3/15/2023
Sheet: 2 of 2