

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 # MLD0016-23	RECEIVED: RECEIVED MAR 27 2023 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: RAGING ROOSTER
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APPLICANT INFORMATION:

Landowner's name: PETER AND KIM JANISZEWSKI		
Mailing address: 87 SILBER LANE		
City: SEQUIM	State: WA	Zip code: 98382
Telephone: 206-300-6189	Fax:	
E-mail: PJANIS8@GMAIL.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: ID	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: PROVOLTLANDSURVEYING@GMAIL.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: 6W	Parcel acreage: 15.13
Parcel # (s): RP55N06W245400A			
Legal description: GOVT LOT 3 LESS EAST 1320 FEET			
Current zoning: R-5	Current use: RESIDENTIAL		
What zoning districts border the project site?			

Existing structures (size & use): 1 HOUSE ON PROPOSED LOT 3

Land cover (timber, pastures, etc): SCATTERED TIMBER THROUGHOUT PARCEL (60%)

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 1075E

Other pertinent information (attach additional pages if needed): NONE

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: 60' WIDE PRIVATE EASEMENT (MCDONALD CREEK ROAD) GRAVEL SURFACE, VARIED TRAVEL WIDTH

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.
SEE APPLICATION MAPS

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 DRAIN FIELDS

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: TBD

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 **INDIVIDUAL WELLS**

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: TBD

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:  (REF) Date: 3-22-23

Landowner's signature: _____ Date: _____

RAGING ROOSTER

A PORTION OF GOVERNMENT LOT 3,
SECTION 24, TOWNSHIP 55N NORTH, RANGE 6 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 6019,
RECORDED AT INST. NO. 467605.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK)
GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF
CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY INST. NO. 467605
2. RECORD OF SURVEY INST. NO. 229343

PURPOSE OF SURVEY/NARRATIVE

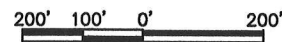
THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY LINES OF 3 LOTS
CREATED BY MINOR LAND DIVISION. FOUND MONUMENTS AND DEED INST. NO.
1015429 WERE USED TO CALCULATE THE NEW LOTS. THE NORTHEAST CORNER
MONUMENT OF THE PARCEL WAS FOUND S87°25'44"E, 1.42' FROM THE
CALCULATED POSITION AND WAS ACCEPTED FOR THIS SURVEY. THE SOUTHEAST
CORNER MONUMENT OF THE PARCEL WAS FOUND N82°33'13"E, 0.72' FROM THE
CALCULATED POSITION AND WAS ACCEPTED FOR THIS SURVEY. THE NORTHWEST
CORNER MONUMENT WAS FOUND N85°43'33"W, 0.87' FROM THE CALCULATED
POSITION AS ALSO NOTED ON RECORD OF SURVEY INST. NO. 467605, THE
ACTUAL PROPERTY CORNER FALLS ON THE STATE LINE AND WAS MONUMENTED
THIS SURVEY. THE SOUTHWEST CORNER MONUMENT WAS FOUND S89°27'23"W,
1.11' FROM THE CALCULATED POSITION, THE ACTUAL PROPERTY CORNER FALLS
ON THE STATE LINE AND WAS MONUMENTED THIS SURVEY.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP.
- FOUND STATE LINE MONUMENT AS DESCRIBED
- ✕✕ FENCE LINE
- ▲ NOTHING FOUND OR SET



SCALE 1" = 200'



SURVEYOR'S CERTIFICATE
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,
DO HEREBY CERTIFY THAT THE PLAT HEREDON IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME
OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973)
AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.



RAGING ROOSTER

DATE:
03-20-23

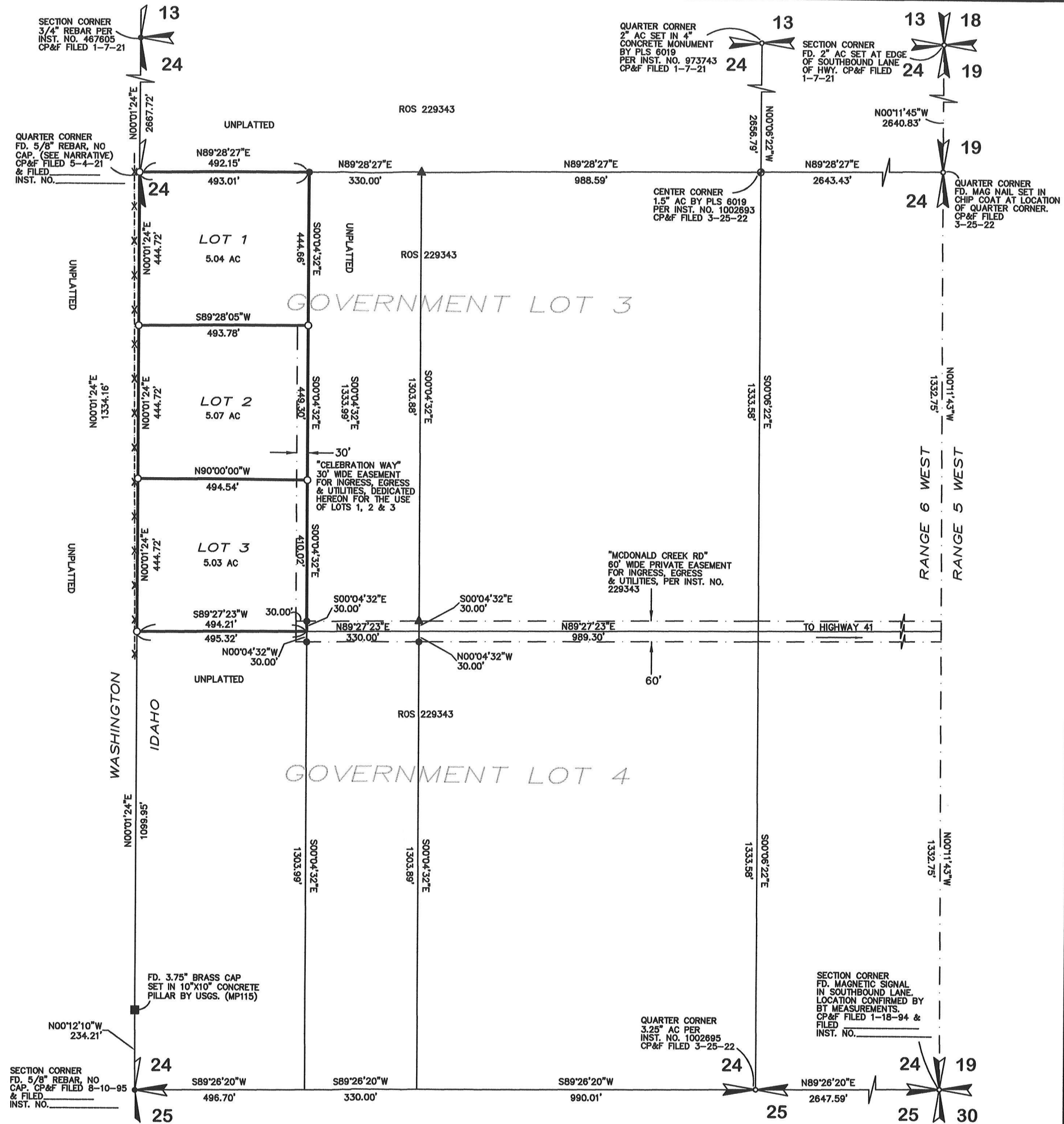
SCALE:
1"=200'

PROJ. NO.:

1425

SHT. 1 OF 2

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725



RAGING ROOSTER

A PORTION OF GOVERNMENT LOT 3,
SECTION 24, TOWNSHIP 55N NORTH, RANGE 6 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT PETER JANISZEWSKI AND KIM JANISZEWSKI, 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 THE SAME TO BE KNOWN AS "RAGING ROOSTER" LOCATED IN A PORTION OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT NORTH 89 DEGREES 28' 27" EAST, 493.01 FEET; THENCE SOUTH 00 DEGREES 04' 32" EAST, 1333.99 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF GOVERNMENT LOT 3; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 89 DEGREES 27' 23" WEST, 495.32 FEET TO AN THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE ALONG THE WESTERLY BOUNDARY OF GOVERNMENT LOT 3 SAID BOUNDARY ALSO BEING THE IDAHO/WASHINGTON STATE LINE NORTH 00 DEGREES 01' 24" EAST, 1334.16 FEET TO THE INITIAL POINT.

PETER JANISZEWSKI

KIM JANISZEWSKI

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED PETER JANISZEWSKI AND KIM JANISZEWSKI, 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

NOTES

SUBJECT TO THE FOLLOWING:

1. RESERVATIONS AND EXCEPTIONS IN A UNITED STATES PATENT, AND IN THE ACT AUTHORIZING THE ISSUANCE THEREOF, RECORDED MARCH 27, 1923 AS INST. NO. 54332
2. A DEED OF COUNTY PROPERTY EXECUTED BY THE COUNTY OF BONNER FOR ALL EXISTING RIGHTS-OF-WAY RESERVED, RECORDED FEBRUARY 10, 1944 AS INST. NO. 12798
3. A ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED JANUARY 5, 1979 AS INST. NO. 209620
4. A ROAD EASEMENT FOR INGRESS AND EGRESS RECORDED JANUARY 29, 1979 AT INST. NO. 210333
5. A ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED FEBRUARY 12, 1979 AT INST. NO. 210885
6. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED JUNE 23, 1980 AT INST. NO. 229343

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 55 NORTH, RANGE 6 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "RAGING ROOSTER" 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____.

BONNER COUNTY SURVEYOR

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 _____, 20____.

BONNER COUNTY TREASURER

BY: _____

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 COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

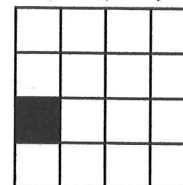
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.24, T.55N., R.6W., B.M.



RAGING ROOSTER

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 03-20-23
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1030
CAD FILE: S-PLAT-SILSBY
SHT. 2 OF 2