



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 # MLD0020-23	RECEIVED: Received by the Planning Department 4/19/2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Jacobi
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APPLICANT INFORMATION:

Landowner's name: Debra R. Jacobi, Trustee of the Debra Renee Jacobi Revocable Trust dated April 24, 2020		
Mailing address: 40004 SE Gibson Road		
City: Washougal	State: WA	Zip code: 98671
Telephone: 360-835-9102	Fax: n/a	
E-mail: debra.jacobi7@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Tessa Vogel, Land Use Planner		
Company name: Ruen-Yeager & Associates, Inc.		
Mailing address: 219 Pine Street		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4629, ext. 208	Fax: n/a	
E-mail: tvogel@ruenyeager.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 #: 1	Township: 55N	Range: 3W	Parcel acreage: 20 acres
Parcel # (s): RP55N03W014800A			
Legal description: *See attached deed			
Current zoning: A/F-10	Current use: Vacant		
What zoning districts border the project site?			

North: A/F-10	East: A/F-10
South: A/F-10	West: A/F-10
Comprehensive plan designation: Ag/Forestry Land (10-20 ac)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20-80 acre tracts; vacant, timber, residential	
South: 5-40 acre tracts; vacant, timber, residential	
East: 20-80 acre tracts; vacant, timber, residential	
West: 5-20 acre tracts; vacant, timber, residential	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: n/a	
Detailed Directions to Site:	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: n/a, not platted		
This application is for : Jacobi		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10 acres (9.96 acres)	1:1
Lot #2	Proposed acreage: 10 acres (9.95 acres)	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Dividing a 20-acre, unplatted parcel into two, 10-acre lots. Lots will be 9.96 acres and 9.95 acres but per BCRC 12-411, note 2, 9.95 acres and greater shall be considered 10 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 site has a mix of 0-15% slopes on site along the northern property boundary.	
Water courses (lakes, streams, rivers & other bodies of water): There is an intermittent stream that runs through the property.	
Springs & wells: n/a	

Existing structures (size & use): n/a

Land cover (timber, pastures, etc): Natural vegetation and timber.

Are wetlands present on site? Yes No Source of information: NWI Map via Bonner Co.

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0925E

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: 20-foot wide easement from Lot 2 to Lot 1 originating from an existing 20-foot wide easement (Inst. #1007729).

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.
20-foot wide private easement

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Private septic systems</u>
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> <u>Private wells</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? Avista or 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: Tessa Vogel, Assistant Land Use Planner Digitally signed by Tessa Vogel, Assistant Land Use Planner
Date: 2023.04.18 13:31:12 -0700 Date: _____

Landowner's signature: _____ Date: _____

JACOBI
A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER SITUATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 3
WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INSTRUMENT NO. _____

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DEBRA RENEE JACOBI, TRUSTEE OF THE DEBRA RENEE JACOBI REVOCABLE TRUST DATED APRIL 24, 2020, OWNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 3 WEST BOISE MERIDIAN, BONNER COUNTY, IDAHO IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND TO BE KNOWN AS "_____", METES AND BOUNDS DESCRIPTION OF LAND BEING SUBDIVIDED MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 55 NORTH RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, SAID CORNER SHOWN AS THE INITIAL POINT OF THIS SURVEY;

THENCE SOUTH 00°25'43" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 656.73 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 89°21'10" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1318.86 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°26'02" EAST ALONG THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 658.77 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°15'50" EAST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1318.81 FEET TO THE POINT OF BEGINNING.

DEBRA RENEE JACOBI
TRUSTEE OF THE DEBRA RENEE JACOBI REVOCABLE TRUST
DATE _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DEBRA RENEE JACOBI, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF THE DEBRA RENEE JACOBI REVOCABLE DATED APRIL 24, 2020, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

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

NOTARY PUBLIC

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

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.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
AT THE REQUEST OF RUEN YEAGER & ASSOCIATES, INC.

BOOK _____ OF PLATS, PAGE _____

INSTRUMENT NO. _____, FEE: \$ _____

BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN REPLAT OF "_____" AND CHECKED THE PLAT 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 _____, 202__.

BONNER COUNTY SURVEYOR


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 19, TOWNSHIP 56 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

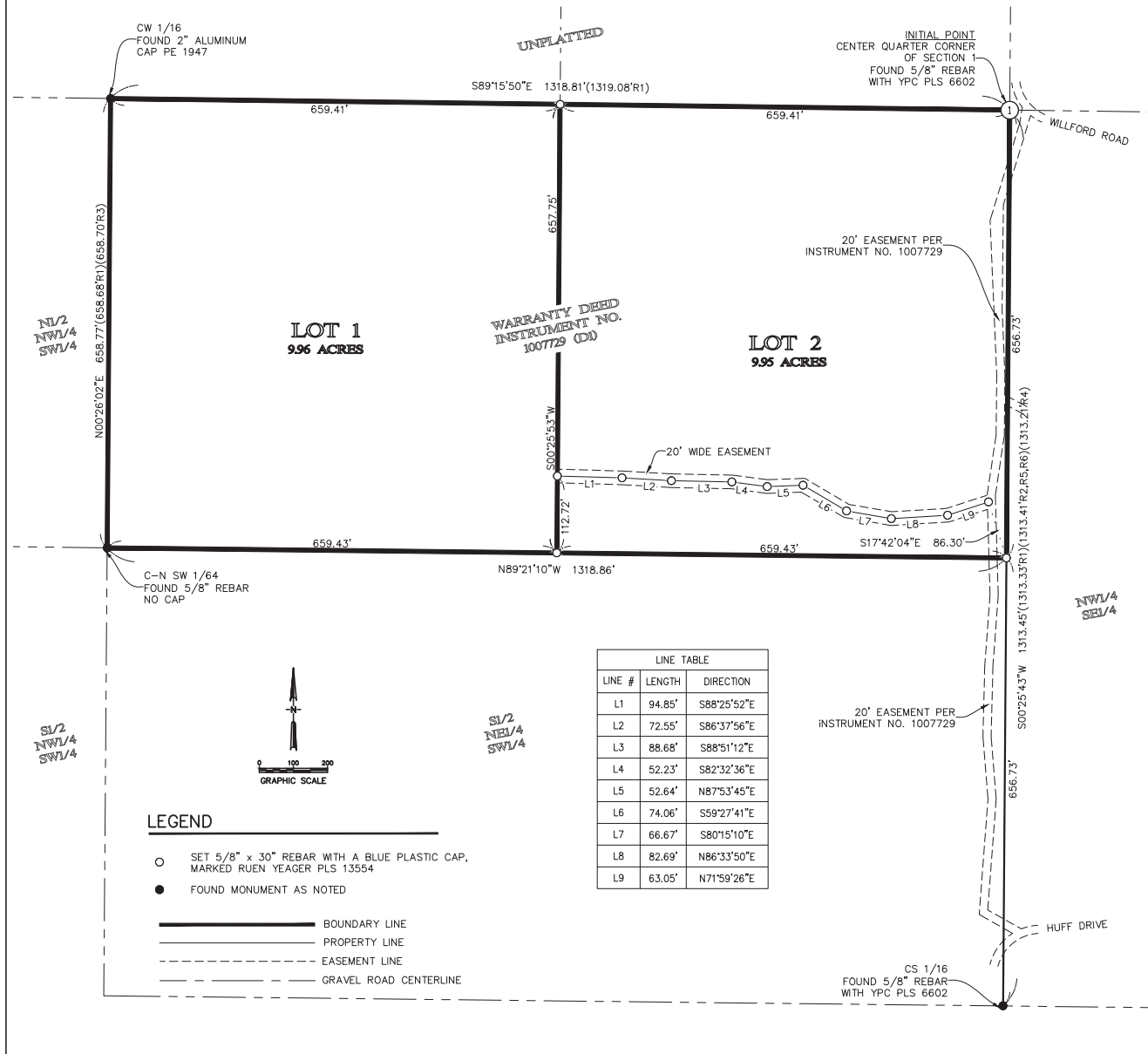
STEVEN R. SPRAGUE, PLS 13554



 RUEN-YEAGER & ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS PLANNERS			
3201 N. HUETTER RD., STE. #102 COEUR D'ALENE, IDAHO 83814 (208)292-0820			
219 PINE ST. SANDPOINT, IDAHO 83864 (208)265-4629			
DRAWN BY DBP	PROJECT NO. P220676	DRAWING NO. P220676_PLAT.dwg	SHEET 1 OF 2

JACOBI
A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER SITUATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
 INSTRUMENT NO. _____



SURVEY NARRATIVE

BOUNDARY DETERMINATION

RECOVERED FOUND MONUMENTS OF RECORD IN SECTION 1 AT THE FOLLOWING LOCATIONS AS DESCRIBED ON THIS SURVEY: THE CENTER QUARTER CORNER, THE CENTER WEST SIXTEENTH CORNER, THE CENTER SOUTH SIXTEENTH CORNER, AND THE CENTER NORTH SOUTHWEST SIXTY FOURTH CORNER.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS FOR A MINOR LAND DIVISION TO DIVIDE A 20 ACRE PARCEL INTO TWO 10 ACRE LOTS

REFERENCES

- (R1) ROS BY R. STRATTON, RECORDED AS INSTRUMENT NO. 943445, RECORDS OF BONNER COUNTY
- (R2) REVISED ROS BY D. PROVOLT, RECORDED AS INSTRUMENT NO. 680858, RECORDS OF BONNER COUNTY
- (R3) ROS BY R. TUCKER, RECORDED AS INSTRUMENT NO. 505973, RECORDS OF BONNER COUNTY
- (R4) ROS BY H. ANDERS, RECORDED AS INSTRUMENT NO. 505041, RECORDS OF BONNER COUNTY
- (R5) ROS BY B. MORRIS, RECORDED AS INSTRUMENT NO. 498070, RECORDS OF BONNER COUNTY
- (R6) ROS BY B. MORRIS, RECORDED AS INSTRUMENT NO. 440352, RECORDS OF BONNER COUNTY
- (D1) WARRANTY DEED RECORDED AS INSTRUMENT NO. 1007729, RECORDS OF BONNER COUNTY

BASIS OF BEARING

BEARINGS SHOWN ARE BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, USING A TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM OF 1983 AND A PROJECT REFERENCE FRAME BASED ON NAD83 (2011) EPOCH 2010. GROUND DISTANCES ARE SHOWN IN US FEET UNITS. PROJECT CONTROL WAS ESTABLISHED USING GPS MEASUREMENTS TO THE FOLLOWING CORS STATIONS:

PID	DESIGNATION	LATITUDE	LONGITUDE
DG7410	P020 DRYLNDRSH_WA2004 CORS GRP	N470007.933	W1183356.712
DL7748	P422 FOOT_HILL_ID2007 CORS GRP	N464752.298	W1165846.803
DL7724	P025 BNDRY_AIR_ID2007 CORS GRP	N484351.632	W1161714.982

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH TITLE 55, CHAPTER 19 OF IDAHO STATUTES, AT THE REQUEST OF DEBRA JACOBI.

DATED THIS _____ DAY OF _____, 20____

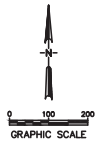
STEVEN R. SPRAGUE, PLS NO. 13554



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	94.85'	S88°25'52"E
L2	72.55'	S86°37'56"E
L3	88.68'	S88°51'12"E
L4	52.23'	S82°32'36"E
L5	52.64'	N87°53'45"E
L6	74.06'	S59°27'41"E
L7	66.67'	S80°15'10"E
L8	82.69'	N86°33'50"E
L9	63.05'	N71°59'26"E

LEGEND

- SET 5/8" x 30" REBAR WITH A BLUE PLASTIC CAP, MARKED RUEN YEAGER PLS 13554
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - GRAVEL ROAD CENTERLINE



RUEN-YEAGER & ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 PLANNERS

3201 N. HUETTER RD., STE. #102
 COEUR D'ALENE, IDAHO 83814 (208)292-0820

219 PINE ST.
 SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY CEA	PROJECT NO. P220676	DRAWING NO. P220676_PLAT.dwg	SHEET 2 OF 2
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