

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # <b>MLD0022-23</b>	RECEIVED: <b>RECEIVED</b> <b>APR 25 2023</b> <b>Bonner County Planning Department</b>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: CHAD
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### APPLICANT INFORMATION:

Landowner's name: CHAD SPADE		
Mailing address: PO BOX 1014		
City: SAGLE	State: ID	Zip code: 83860
Telephone: 208-946-0108	Fax:	
E-mail: CHADSPADE@ICLOUD.COM		

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING, INC		
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: N/A		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 29	Township: 56N	Range: 2W	Parcel acreage: 20
Parcel # (s): RP56N02W295411A			
Legal description: NW1/4 - SW1/4 LESS MITCHELL ESTATES AND THE SW 300'X300'			
Current zoning: R-5	Current use: VACANT - RESIDENTIAL		
What zoning districts border the project site?			

North: R-5 NW R-10	East: R-5
South: R-5	West: R-5
Comprehensive plan designation: RURAL RES - 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20 AC RESIDENTIAL - VACANT	
South: 5 AC RESIDENTIAL - HOMESITES	
East: 5 AC RESIDENTIAL - HOMESITES	
West: 5 AC AND LARGER RESIDENTIAL - HOMESITES	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?: N/A	
Detailed Directions to Site: SANDPOINT SOUTH ON 95 TO DUFORT, WEST TO HERRMANN LAKE ROAD, NORTH TO JASPER'S CABIN LANE. WEST AND NORTH 2800 FEET TO PROPERTY ON THE LEFT.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5 AC	2:1
Lot #2	Proposed acreage: 5 AC	1.3:1
Lot #3	Proposed acreage: 5 AC	1.9:1
Lot #4	Proposed acreage: 5 AC	0.9:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>EXISTING 20 AC PARCEL TO BE SPLIT INTO 4 - 5 AC LOTS</u>		

**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: <u>ROCKY SLOPES ALONG WITH MULTIPLE FLAT BENCHES FOR BUILDING SITES. SLOPES RANGING FROM 1% TO EXCESS OF 30%. STEEP ROCKY AREAS MIXED WITH FLAT USEABLE AREAS.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>A MAPPED WETLAND LOCATED IN THE NORTHERN END OF LOT 1</u>
Springs & wells: <u>NONE</u>

Existing structures (size & use): \_\_\_\_\_

NONE - PARCEL IS VACANT

Land cover (timber, pastures, etc): \_\_\_\_\_

MOSTLY OPEN WITH AREAS OF TIMBER

Are wetlands present on site?  Yes  No

Source of information: NWI MAP

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0950E

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: JASPERS CABIN LANE - A 60' WIDE PRIVATE EASEMENT WITH A GRAVEL SURFACE APPX. 20' WIDE ACCESSES THE PARCEL.

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.

**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: STANDARD PHD SYSTEMS UPON HOMESITE DEVELOPMENT

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?

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: N/A

Which power company will serve the project site? NORTHERN LIGHTS

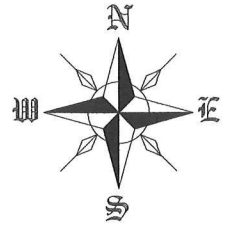
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  (REP) Date: 4-20-23

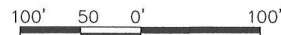
Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# CHAD

SECTION 29, TOWNSHIP 56 NORTH, RANGE 2 WEST,  
MBOISE MERIDIAN, BONNER COUNTY, IDAHO



SCALE 1" = 100'



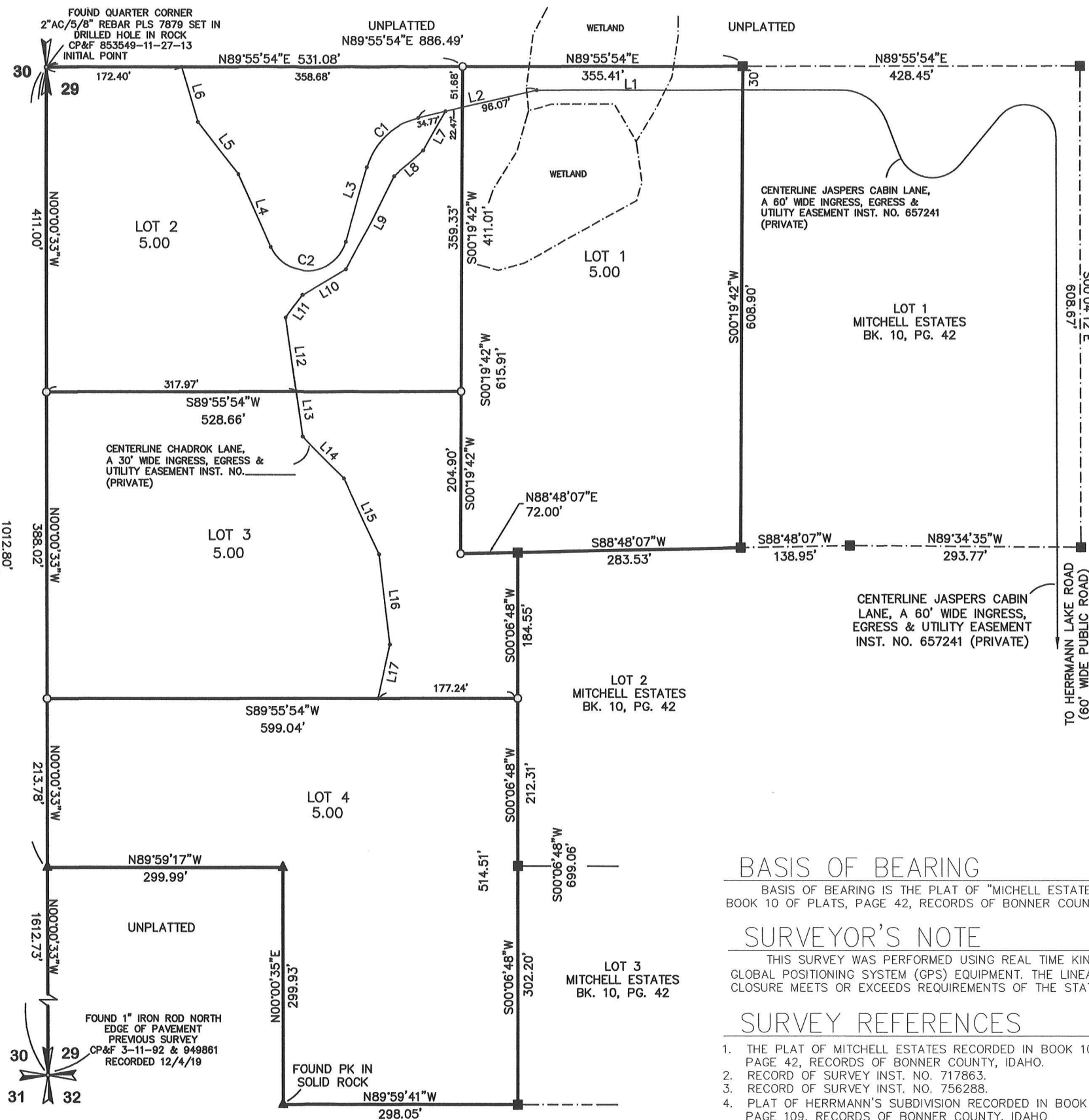
LINE	BEARING	DISTANCE
L1	S89°56'22"W	261.95'
L2	S76°55'57"W	153.31'
L3	S16°09'41"W	98.26'
L4	N24°18'11"W	100.86'
L5	N37°54'16"W	83.92'
L6	N16°28'17"W	72.83'
L7	S29°17'05"W	56.26'
L8	S48°50'06"W	49.96'
L9	S28°53'24"W	62.50'
L10	S60°00'58"W	64.16'
L11	S35°24'51"W	35.47'
L12	S07°42'46"E	94.50'
L13	S07°42'46"E	57.24'
L14	S44°54'22"E	74.73'
L15	S25°10'05"E	105.67'
L16	S06°51'21"E	115.04'
L17	S12°32'19"W	70.07'

**SURVEYOR'S CERTIFICATE**

I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON 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.

**LEGEND**

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- PREVIOUSLY SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879.
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 882



**BASIS OF BEARING**

BASIS OF BEARING IS THE PLAT OF "MICHELL ESTATES", RECORDED IN BOOK 10 OF PLATS, PAGE 42, RECORDS OF BONNER COUNTY, IDAHO.

**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. THE PLAT OF MITCHELL ESTATES RECORDED IN BOOK 10 OF PLATS, PAGE 42, RECORDS OF BONNER COUNTY, IDAHO.
2. RECORD OF SURVEY INST. NO. 717863.
3. RECORD OF SURVEY INST. NO. 756288.
4. PLAT OF HERRMANN'S SUBDIVISION RECORDED IN BOOK 3 OF PLATS PAGE 109, RECORDS OF BONNER COUNTY, IDAHO

**PURPOSE OF SURVEY/NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CREATE A 4 LOT MINOR LAND DIVISION AS SHOWN HEREON. PREVIOUS PLAT OF MITCHELL ESTATES ALONG WITH THE REMAINDER PARCEL WERE USED TO CALCULATE THE BOUNDARY.

<b>CHAD</b>	DATE: 04-17-23
	SCALE: 1"=100'
	PROJ. NO.: 1450
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	
SHT 1 OF 2	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	90.00'	95.46'	91.05'	S46°32'50"W	60°46'18"
C2	51.00'	124.20'	95.71'	S85°55'51"W	139°31'55"

# CHAD

SECTION 29, TOWNSHIP 56 NORTH, RANGE 2 WEST,  
MBOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CHAD SPADE, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "CHAD", LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; SAID POINT BEING THE INITIAL POINT,  
THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER NORTH 89 DEGREES 55' 54" EAST, 886.49 FEET TO THE NORTHWEST CORNER OF LOT 1, MITCHELL ESTATES, RECORDED IN BOOK 10 OF PLATS, PAGE 42;  
THENCE SOUTH 00 DEGREES 19' 42" WEST, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 608.90 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 2 OF SAID MITCHELL ESTATES;  
THENCE ALONG SAID NORTH LINE SOUTH 88 DEGREES 48' 07" WEST, 283.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE ALONG THE WEST LINE OF LOT 2 AND LOT 3 OF MITCHELL ESTATES SOUTH 00 DEGREES 06' 48" WEST, 699.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;  
THENCE NORTH 89 DEGREES 59' 41" WEST, 298.05 FEET;  
THENCE NORTH 00 DEGREES 00' 35" EAST, 299.93 FEET;  
THENCE NORTH 89 DEGREES 59' 17" WEST, 299.99 FEET TO AN INTERSECTION OF THE WEST LINE OF SAID SECTION 29;  
THENCE NORTH 00 DEGREES 00' 33" WEST, 1012.80 FEET TO THE INITIAL POINT.

CHAD SPADE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED CHAD SPADE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

## PLAT NOTES

SUBJECT TO THE FOLLOWING;

- 1) THE RIGHT OF THE PUBLIC AS RESERVED BY HUMBIRD LUMBER COMPANY PER DEED RECORDED MAY 24, 1947 AS INSTRUMENT NO. 24148.
- 2) AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR PUBLIC UTILITIES. RECORDED JANUARY 28, 1980 AS INSTRUMENT NO. 224347;
- 3) TERMS AND CONDITIONS CONTAINED IN A DECLARATION OF HOMESTEAD, RECORDED JUNE 21, 1989 AS INSTRUMENT NO. 362938.
- 4) TERMS AND CONDITIONS CONTAINED IN A COMMUNITY PROPERTY AGREEMENT BETWEEN HUSBAND AND WIFE. RECORDED JUNE 21, 1989 AS INSTRUMENT NO. 362939.
- 5) AN EASEMENT FOR INGRESS AND EGRESS. RECORDED APRIL 3, 2002 AS INSTRUMENT NO. 598990.
- 6) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES. RECORDED AUGUST 17, 2004. RECORDED AUGUST 17, 2004 AS INSTRUMENT NO. 657241.
- 7) AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR PUBLIC UTILITIES. RECORDED SEPTEMBER 1, 2005 AS INSTRUMENT NO. 685991.
- 8) ALL MATTERS DISCLOSED BY RECORD OF SURVEY RECORDED AUGUST 5, 2008 AS INSTRUMENT NO. 756288.
- 9) EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS AS SHOWN ON THE PLAT OF MITCHELL ESTATES.
- 10) TERMS, PROVISIONS, EASEMENTS, OBLIGATION AND CONDITIONS CONTAINED IN A SHARED SPRING AGREEMENT. RECORDED APRIL 5, 2017 AS INSTRUMENT NO. 903623.
- 11) AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR LPUBLIC UTILITIES. RECORDED MARCH 29, 2018 AS INSTRUMENT NO. 919633.
- 12) WATER WILL BE A PRIVATE WELL.
- 13) SEWER WILL BE PRIVATE SEPTIC AND DRAINFIELD.

## 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 29, TOWNSHIP 56 NORTH, RANGE 2 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



PRELIMINARY COPY

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "CHAD" 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

## 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: \_\_\_\_\_

RECORDER'S  
CERTIFICATE

S.29, T.56N., R.2W., B.M.	SHEET TITLE: <b>CHAD</b>	DATE: 04-17-23
		SCALE: NONE
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DRAWN: DP
		PROJ. NO: 1450
		SHT. 2 OF 2