



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 # <div style="border: 1px solid red; padding: 2px; display: inline-block;">MLD0027-23</div>	RECEIVED: <div style="border: 1px solid blue; padding: 5px; display: inline-block;">RECEIVED By Rob Winningham at 1:53 pm, May 17, 2023</div>
---	---

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Peirone Estates

APPLICANT INFORMATION:

Landowner's name: James P. and Jacqueline Peirone		
Mailing address: PO Box 388		
City: Nordman	State: Idaho	Zip code: 83848
Telephone: 208-443-0340	Fax:	
E-mail: jimpeirone@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall		
Company name: GO Land Surveying, PLLC		
Mailing address: 414 Euclid Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-9203	Fax:	
E-mail: stevenb@golandsurveying.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 #: 16	Township: 61N	Range: 4W	Parcel acreage: 6.97 ac.
Parcel # (s): RP61N04W163670A			
Legal description: 16-61N-4W-Tax 16			
Current zoning: Recreation		Current use: Resort Community	
What zoning districts border the project site?			

North: Recreation	East: Recreation
South: Recreation	West: Recreation
Comprehensive plan designation: Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Lots 1 and 2 Hagman Acres, 6.70 ac./3.28 ac.; 5 ac. Residential w/ three structures	
South: 5 ac. productive forest land	
East: multiple .23 acre lots (Granine Creek No. 2)	
West: 8 acre productive forest land	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: North on Hwy 57 to intersection of Reeder Bay Road; Easterly on Reeder Bay Road 3.8 miles to intersection of Hagman Road; East on Hagman Road 0.25 miles to parcel	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA		
This application is for : Peirone Estates		
Proposed lots: 4		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 1.00 acres	1:1
Lot #2	Proposed acreage: 1.00 Acres	1:1
Lot #3	Proposed acreage: 1.00 Acres	1:1
Lot #4	Proposed acreage: 3.97 Acres	537.8/321.3 1.67:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
The proposed MLD divides the area south of Hagman Road into three 1 acre lots. The remainder 3.97 acres north of the road (Lot 4) is developed and current residence.		

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 lots south of Hagman Road are on relatively level terrain, sloping easterly 1%.	
Lot 4, developed, is level with storm water features.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
None	
Springs & wells: None	

Existing structures (size & use): Lot 4 (remainder) house (1475 sq. ft.), shop(1750 sq ft), Shop 2-motor home garage (1100sq ft), Accessorry building (720 sq ft), gazebo (400 sq ft)

Land cover (timber, pastures, etc): Timber

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 0150F

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:
Hagman Road is a 26 foot wide gravel road in 50 foot wide public road right-of-way per QC Deed Instr. No. 68656.

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.
Existing utility easements are for the service of the remainder (lot 4).

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Granite Reeder Water & Sewer. See Will serve letter May 27, 2022.
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system - List type:</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 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>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____ _____	
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: _____

Landowner's signature: _____ Date: _____

SERVICES:

Sewage disposal will be provided by:

- Existing Community System - List name of sewer district or provider and type of system: Granite Feeder Water & Sewer. See Will serve letter May 27, 2022.
- Proposed Community System - List type & proposed ownership: _____
- Individual system - List type: _____

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: _____

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.

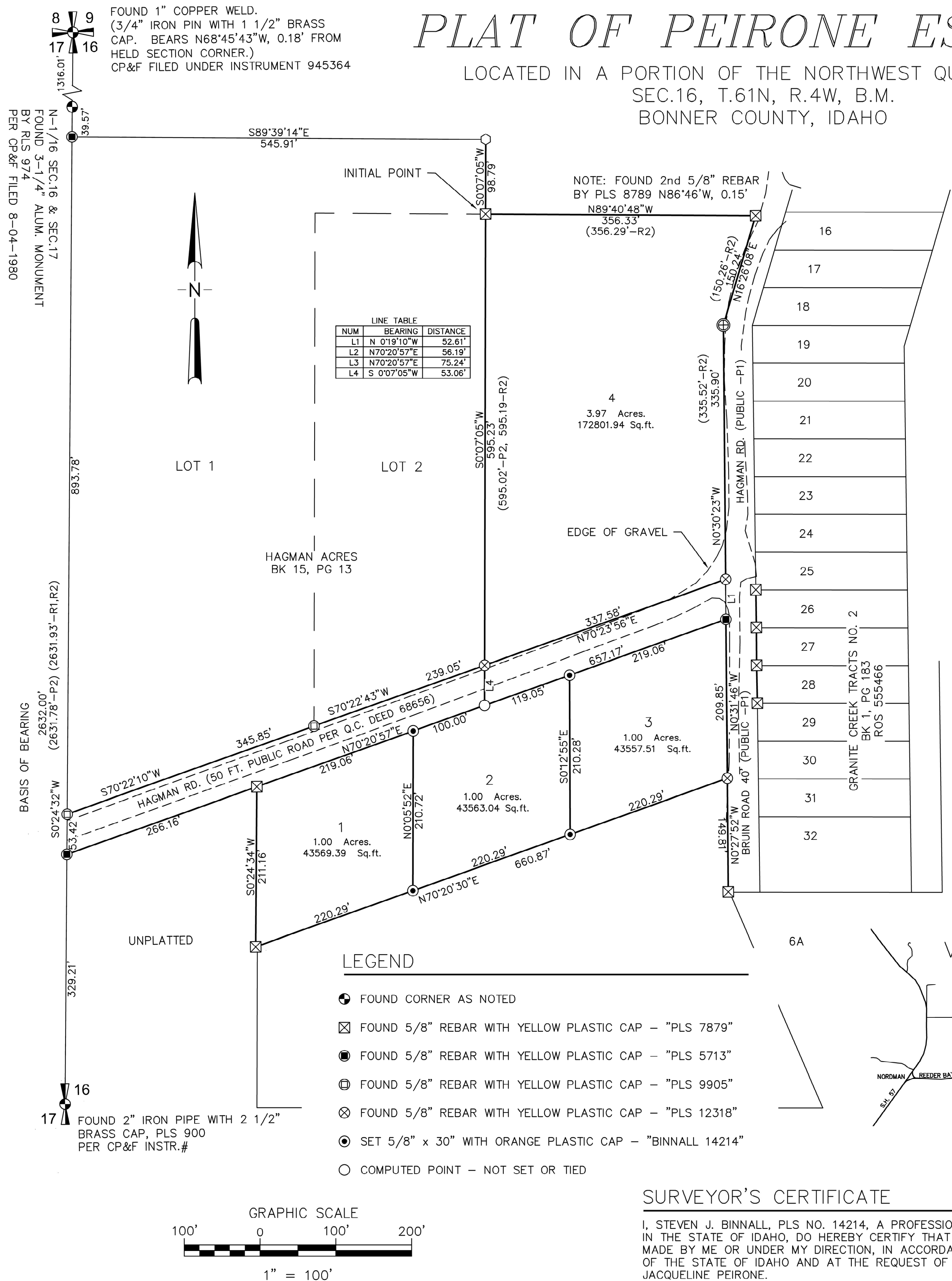
Landowner's signature: James P. Perone Date: May 15, 2023
Landowner's signature: Gregoire Perone Date: May 15, 2023

PLAT OF PEIRONE ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF
SEC.16, T.61N, R.4W, B.M.
BONNER COUNTY, IDAHO

RECORDER'S
CERTIFICATE

PRELIMINARY



PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PORTION OF PARCEL 5A LYING SOUTH OF HAGMAN ROAD, AS DESCRIBED IN RECORD OF SURVEY INSTRUMENT NO. 555466, INTO 5 LOTS.

REFERENCES

- (P1) GRANITE CREEK TRACTS NO. 2 PLAT BK 1, PG 183, INSTR. NO. 22277
- (P2) HAGMAN ACRES, PLAT BK 15, PG 1, INSTR. NO. 956781, 3, BY PLS 9905 (2020)
- (R1) AMENDED RECORD OF SURVEY INSTR. NO. 519928 BY PLS 5713 (1998)
- (R2) RECORD OF SURVEY INSTR. NO. 555466 BY PLS 7879 (1999)
- (R3) RECORD OF SURVEY INSTR. NO. 798428 BY PLS 12318 (2010)
- (D1) WARRANTY DEED INSTR. NO. 581676 (2001)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S0°24'32"W FROM THE NORTHWEST CORNER OF SECTION 16 TO THE QUARTER CORNER COMMON TO SECTIONS 16 & 17 PER (R2) AND (P2).

NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00009797502=GROUND.

PLAT NOTES

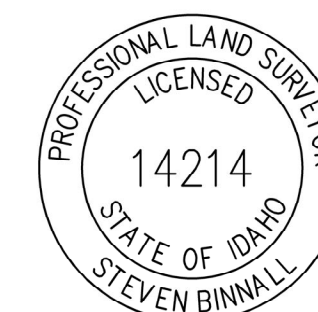
1. HAGMAN ROAD IS DESCRIBED AS A 50' COUNTY ROAD PER QUITCLAIM DEED INSTRUMENT NO. 68656 IN BOOK 100 OF DEEDS PAGE 187, RECORDS OF BONNER COUNTY, IDAHO.
2. THE DRAINFIELD EASEMENTS SHOWN ON (R2) AND DESCRIBED IN QUITCLAIM DEED INSTRUMENT NO. 515310 (1997) AND GRANTED IN WARRANTY DEED INSTRUMENT NO. 515624 (1997) ARE EXTINGUISHED IN QUITCLAIM DEED INSTRUMENT NO. 1004377 (2022).
3. COVENANT RESPECTING ACQUISITION OF TREATMENT CAPACITY "SHARES" IN SEWER SYSTEM FILED AS INSTRUMENT NO. 725020 (2007) HAVE BEEN APPROVED IN WRITING PER THAT LETTER DATED May 27th, 2022.
4. LOTS IN THIS PLAT ARE SUBJECT TO COVENANTS AND CONDITIONS RECORDED AS INSTRUMENT NO. _____

SURVEYOR'S NARRATIVE

HISTORY OF SURVEYS:
(R1) AMENDED RECORD OF SURVEY FOR JOSLYN MANUFACTURING AMENDS INSTR. NO. 509350.
(R2) UNOFFICIAL PLAT OF THE DIVISIONS OF (R1) IN WHICH "PARCEL 5A" IS THE PARENT PARCEL OF THIS PLAT.
(P2) ADJACENT PLAT OF HAGMAN ACRES.
(R3) REPLACES CORNERS LOST DURING SEWER CONSTRUCTION.

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JAMES P. AND JACQUELINE PEIRONE.



		GO LAND SURVEYING, PLLC	
		414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208)-946-9203 stevnbinnall@golandsurveying.com	
DRAWN BY SJB / MJA	PROJECT NO. 210403	DRAWING NO. 210403_Peirone2.dwg	SHEET 1 of 2

PLAT OF PEIRONE ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF
SEC.16, T.61N, R.4W, B.M.

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT JAMES P. PEIRONE, HUSBAND, AND JACQUELINE PEIRONE, WIFE, HAVE CAUSED THE PARCEL HEREIN TO BE SUBDIVIDED, AND KNOWN AS PEIRONE ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THENCE SOUTH 00°24'32" WEST A DISTANCE OF 1355.54 FEET;
THENCE SOUTH 89°39'36" EAST A DISTANCE OF 545.88 FEET;

THENCE SOUTH 00°07' WEST A DISTANCE OF 98.79 FEET TO A 5/8-INCH REBAR WITH YELLOW PLASTIC CAP BY PLS 7879 AND THE INITIAL POINT;

THENCE SOUTH 00°07'05" WEST, A DISTANCE OF 648.29 FEET, (RECORD S00°07'27"W, 648.31');

THENCE ALONG THE SOUTHERN RIGHT OF WAY OF HAGMAN ROAD, SOUTH 70°20'57" WEST, A DISTANCE OF 319.05 FEET, (RECORD S70°20'58"W, 318.94 FEET);

THENCE SOUTH 00°24'34" WEST, 211.16 FEET (RECORD S00°24'32"W, 211.11 FEET);

THENCE NORTH 70°20'30" EAST, 660.85 FEET (RECORD N70°20'58"E, 660.74 FEET);

THENCE NORTH 00°31'46" WEST, A DISTANCE OF 209.85 FEET (RECORD N00°29'28"W, 209.93 FEET) TO A POINT ON THE SOUTH RIGHT OF WAY OF HAGMAN ROAD;

THENCE NORTH 00°19'10" WEST, A DISTANCE OF 52.61 FEET (RECORD N00°29'28"W, 52.93 FEET);

THENCE NORTH 00°30'23" WEST, A DISTANCE OF 335.90 FEET (RECORD N00°29'28"W, 335.52 FEET);

THENCE NORTH 16°26'08" EAST, A DISTANCE OF 150.24 FEET (RECORD N16°24'01"E, 150.26 FEET);

THENCE NORTH 89°40'48" WEST, A DISTANCE OF 356.33 FEET (RECORD N89°40'57"W, 356.29 FEET), TO THE INITIAL POINT.

LESS THE COUNTY ROAD RIGHT OF WAY AS DESCRIBED IN BOOK 100 OF DEEDS, PAGE 187, RECORDS OF BONNER COUNTY.

JAMES P. PEIRONE DATE

JACQUELINE PEIRONE DATE

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL WILL BE PROVIDED BY THE GRANITE REEDER WATER AND SEWER DISTRICT LOCAL IMPROVEMENT DISTRICT NO. 1.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ___ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAMES P. PEIRONE AND JACQUELINE PEIRONE, HUSBAND AND WIFE, 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS __, DAY OF _____, IN THE YEAR 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

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 _____, IN THE YEAR OF 2023

BONNER COUNTY TREASURER

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF PEIRONE ESTATES 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

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR JAMES P. AND JACQUELINE PEIRONE.

THIS ___ DAY OF _____, 2023, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

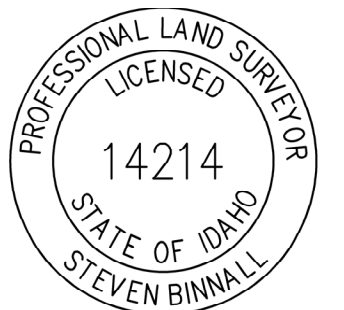
FEE: \$ _____

BONNER COUNTY RECORDER

DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, 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 DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JACQUELINE P. AND JAMES PEIRONE.



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB/MJA	PROJECT NO. 210403	DRAWING NO. 210403_Peirone2.dwg	SHEET 2 of 2
---------------------	-----------------------	------------------------------------	-----------------