



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 # MLD0028-23	RECEIVED: RECEIVED MAY 22 2023 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: FLAGSTONE

APPLICANT INFORMATION:

Landowner's name: 6732 SPOKANE ST LLC & GDH INVESTMENTS LLLP		
Mailing address: 107B N FIRST AVE		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone:	Fax:	
E-mail: JHUMBLE.INR@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: JPROVOLTPLS@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 #: 20	Township: 56N	Range: 1W	Parcel acreage: 40
Parcel # (s): RP56N01W200600A			
Legal description: NWNE			
Current zoning: R-5		Current use: RR5-10	
What zoning districts border the project site?			

North:R-5	East:F40
South:F40	West:R-5
Comprehensive plan designation:RR	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:10-25AC RESIDENTIAL AND BARE	
South:FEDERAL LAND	
East:FEDERAL LAND	
West:61 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>FROM SAGLE TRAVEL EAST ON SAGLE ROAD FOR 5 MILES, TURN RIGHT ON GROUSE MOUNTAIN TRAIL</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10 AC	1:1
Lot #2	Proposed acreage:10 AC	1:1
Lot #3	Proposed acreage:10 AC	1:1
Lot #4	Proposed acreage:10 AC	1:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDING 40 ACRES INTO FOUR 10 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>SLOPE UP FROM NORTHWEST TO SOUTH EAST. AVERAGE SLOPE FROM 7% - 12%. MAX SLOPE 30% AT SOUTHEAST CORNER</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>
Springs & wells: <u>HAS 1 WELL ON PROPERTY</u>

Existing structures (size & use): 1 HOUSE IN NW QUARTER OF PROPERTY, 1 BARN IN SW QUARTER.

Land cover (timber, pastures, etc): MOSTLY BARE LAND WITH SCATTERED TREES

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0975E

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: GROUSE MOUNTAIN TRAIL, 60' WIDE EASEMENT INST. NO. 163383

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 PRELIMINARY MLD MAP

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: TYPICAL SEWER DRAINFIELD

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 TYPICAL WELLS

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

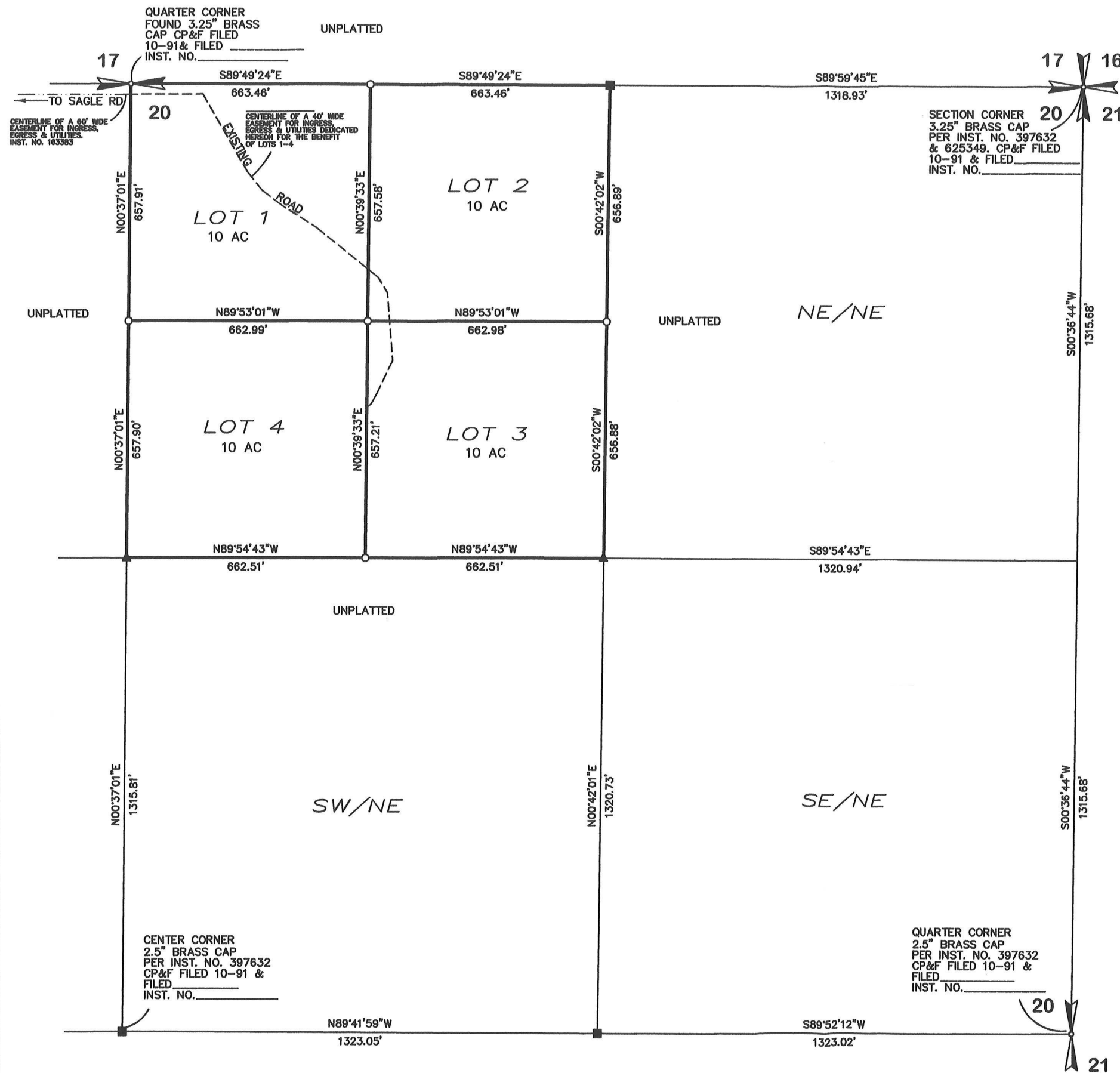
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 5-22-23

Landowner's signature: _____ Date: _____

FLAGSTONE

SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 5087
RECORDED AT INST. NO. 397632

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

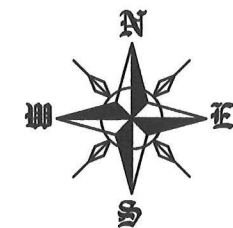
1. RECORD OF SURVEY INST. NO. 397632
2. RECORD OF SURVEY INST. NO. 562714

PURPOSE OF SURVEY/NARRATIVE

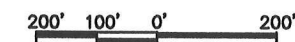
TO SHOW FOUR LOTS CREATED FROM 40 ACRES BY MINOR
LAND DIVISION. ORIGINAL DEED (1017992), RECORD OF SURVEY INST. NO.
397632 AND FOUND MONUMENTS WERE USED TO CALCULATE THE SHOWN
BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
UNLESS OTHERWISE NOTED
- FOUND 2.5" BRASS CAP, BLM
- ▲ FOUND 3.25" ALUM. CAP BY PLS 5087
- FOUND 3.25" ALUM. CAP BY PLS 4343



SCALE 1" = 200'



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.

FLAGSTONE

DATE
05-15-23
SCALE
1"=200'
PROJ. NO.
1448
SHT. 1 OF 2

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

FLAGSTONE

SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT 6732 SPOKANE STREET LLC, AN IDAHO LIMITED LIABILITY COMPANY AND GDH INVESTMENTS LLLP, A WASHINGTON LIMITED LIABILITY PARTNERSHIP 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 "FLAGSTONE", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER SOUTH 89 DEGREES 49' 24" EAST, 1326.92 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 42' 02" WEST, 1313.77 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 89 DEGREES 54' 43" WEST, 1325.02 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 00 DEGREES 37' 01" EAST, 1315.80 FEET TO THE INITIAL POINT.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 40' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES AS SHOWN AND DEDICATED HEREON.

JACOB A. HUMBLE - MEMBER, 6732 SPOKANE ST. LLC

GEORGE D. HANSEN - AGENT, GDH INVESTMENTS LLLP

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED JACOB A. HUMBLE, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF THE 6732 SPOKANE ST. L.L.C. WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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 _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED GEORGE D. HANSEN, KNOWN OR IDENTIFIED TO ME TO BE THE AGENT OF THE GDH INVESTMENTS LLLP WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY LIMITED PARTNERSHIP AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY LIMITED PARTNERSHIP 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:

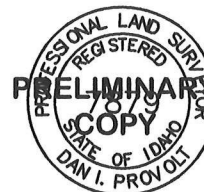
1. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS, INC. RECORDED JANUARY 23, 1980 AT INST. NO. 224324
2. RECORD OF SURVEY INST. NO. 397632
3. A MEMORANDUM OF AGREEMENT AFFECTING REAL PROPERTY BY AND BETWEEN ALDEN BLOOD AND SHERRY BLOOD AND NORTHERN LIGHTS INC. RECORDED DECEMBER 18, 2015 AT INST. NO. 883553
4. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS, INC. RECORDED DECEMBER 18, 2015 AT INST. NO. 883539

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 20, TOWNSHIP 56 NORTH, RANGE 1 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 T. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "FLAGSTONE" 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.20, T.56N., R.1W., B.M.			

FLAGSTONE

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

DATE: 05-15-23
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1448
CAD FILE: S-MD-HUMBLE
SHT. 2 OF 2