



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 # MLD0029-23	RECEIVED: RECEIVED MAY 22 2023 BONNER COUNTY PLANNING DEPARTMENT
--------------------------	---

PROJECT DESCRIPTION:

Name of Minor Land Division plat: BERRY CANYON WOOD 1ST ADDITION

APPLICANT INFORMATION:

Landowner's name: BRIAN & PENNY WOOD INTER VIVOS TRUST		
Mailing address: 933 WOODSIDE ROAD		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone: 208-920-1000	Fax:	
E-mail: BRIANW933@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 #: 6	Township: 58N	Range: 1W	Parcel acreage: 28.87
Parcel # (s): RP58N01W063012A & RP044570000010A			
Legal description: L1 BERRY CANYON WOOD & 6-58N-1W TAX 16 LESS CO RD			
Current zoning: R-5 & INDUSTRIAL		Current use: TRANSITION	
What zoning districts border the project site?			

North:AF20	East:R-5/INDUST
South:INDUST	West:INDUST
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:195 AC BARE	
South:2.7 AC INDUST	
East:3.8 AC INDUST	
West:10-221 AC INDUST	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>NORTH ON HWY 95 FROM PONDERAY FOR 7.1 MILES, TURN LEFT ON BROWNS ROAD THEN IMMEDIATE RIGHT ON SAND CREEK PARKWAY, PROPERTY IS 300' NORTH ON THE LEFT.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:3		Depth to Width Ratio (D:W)
Lot #1A	Proposed acreage:8.54 AC	1:1
Lot #2	Proposed acreage: <u>7.96</u>	1:1
Lot #3	Proposed acreage: <u>12.36</u>	1:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDE LOT 1 OF BERRY CANYON PLAT AND AN UNPLATTED PARCEL INTO 3 SEPARATE 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>FLAT LAND, 1-2% SLOPE, MAX SLOPE OF 10% ALONG CREEK BANK. NO OUTCROPPINGS OR BENCHES</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>COLBURN CREEK</u>
Springs & wells: <u>NONE</u>

Existing structures (size & use): 1 INDUSTRIAL BUILDING ON PROPOSED LOT 2

Land cover (timber, pastures, etc): TREE AND BRUSH COVERAGE ON PROPOSED LOT 3 AND NORTHWEST PORTION OF LOT 1A

Are wetlands present on site? Yes No Source of information: NWI

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0495E

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: SAND CREEK PARKWAY, 60' WIDE PUBLIC R/W, GRAVEL ROAD SURFACE

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 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 DRAIN FIELD _____

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 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

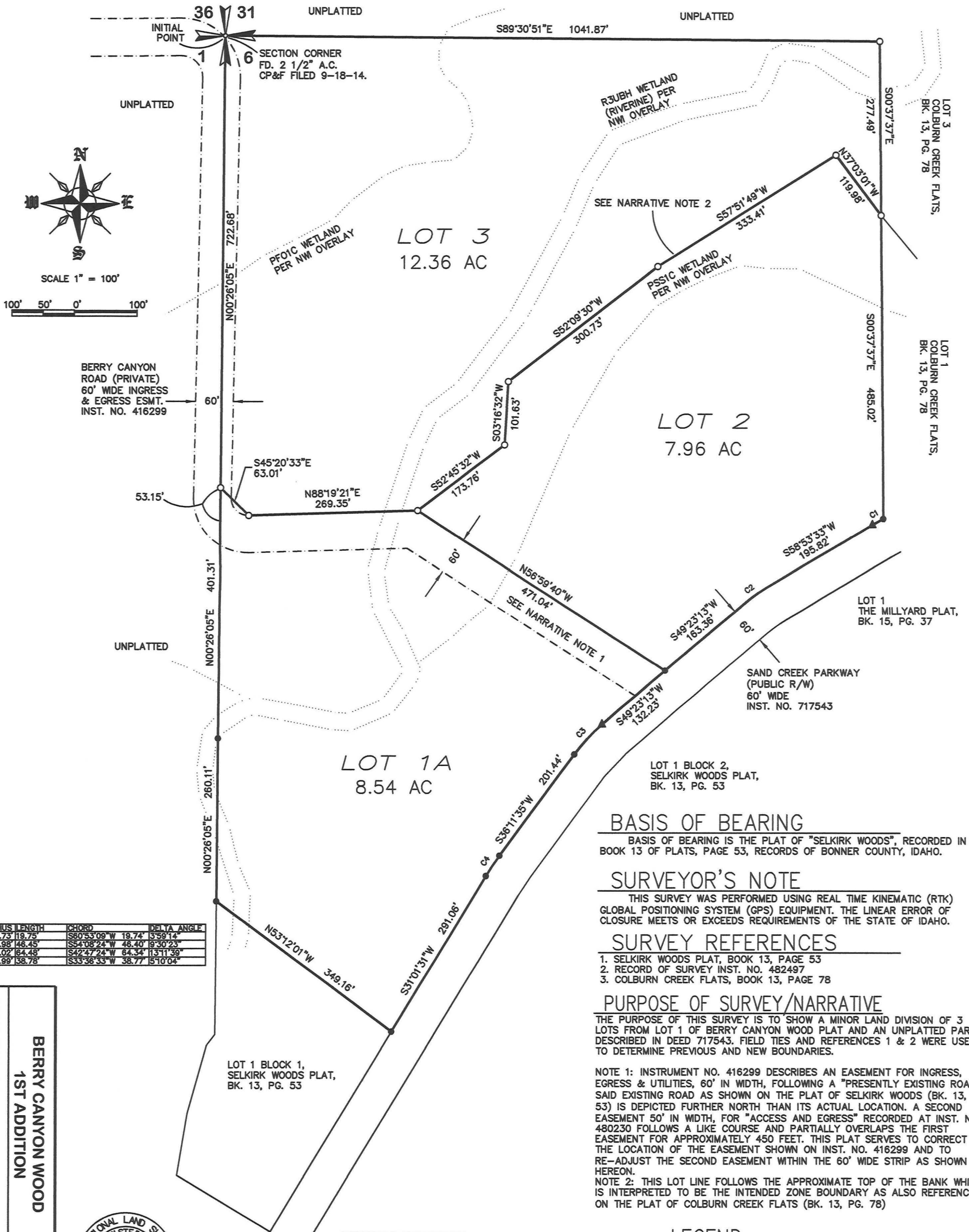
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

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

Landowner's signature: _____ Date: _____

BERRY CANYON WOOD 1ST ADDITION

A REPLAT OF LOT 1, BERRY CANYON WOOD & AN UNPLATTED PARCEL
SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



CURVE	RADIUS	LENGTH	CHORD	DELTA ANGLE
C1	283.73	119.75	S60°53'09"W 19.74'	5°59'14"
C2	279.98	146.45	S54°08'24"W 48.40'	9°30'23"
C3	280.02	84.48	S42°47'24"W 64.34'	13°11'39"
C4	429.99	158.78	S33°36'33"W 38.77'	5°10'04"

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "SELKIRK WOODS", RECORDED IN BOOK 13 OF PLATS, PAGE 53, 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

- SELKIRK WOODS PLAT, BOOK 13, PAGE 53
- RECORD OF SURVEY INST. NO. 482497
- COLBURN CREEK FLATS, BOOK 13, PAGE 78

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF 3 LOTS FROM LOT 1 OF BERRY CANYON WOOD PLAT AND AN UNPLATTED PARCEL DESCRIBED IN DEED 717543. FIELD TIES AND REFERENCES 1 & 2 WERE USED TO DETERMINE PREVIOUS AND NEW BOUNDARIES.

NOTE 1: INSTRUMENT NO. 416299 DESCRIBES AN EASEMENT FOR INGRESS, EGRESS & UTILITIES, 60' IN WIDTH, FOLLOWING A "PRESENTLY EXISTING ROAD". SAID EXISTING ROAD AS SHOWN ON THE PLAT OF SELKIRK WOODS (BK. 13, PG. 53) IS DEPICTED FURTHER NORTH THAN ITS ACTUAL LOCATION. A SECOND EASEMENT 50' IN WIDTH, FOR "ACCESS AND EGRESS" RECORDED AT INST. NO. 480230 FOLLOWS A LIKE COURSE AND PARTIALLY OVERLAPS THE FIRST EASEMENT FOR APPROXIMATELY 450 FEET. THIS PLAT SERVES TO CORRECT THE LOCATION OF THE EASEMENT SHOWN ON INST. NO. 416299 AND TO RE-ADJUST THE SECOND EASEMENT WITHIN THE 60' WIDE STRIP AS SHOWN HEREON.

NOTE 2: THIS LOT LINE FOLLOWS THE APPROXIMATE TOP OF THE BANK WHICH IS INTERPRETED TO BE THE INTENDED ZONE BOUNDARY AS ALSO REFERENCED ON THE PLAT OF COLBURN CREEK FLATS (BK. 13, PG. 78)

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10559

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.



BERRY CANYON WOOD 1ST ADDITION
PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 05-16-23
SCALE: 1"=100'
PROJ. NO.: 1391
SHEET: 1 OF 2

BERRY CANYON WOOD 1ST ADDITION

A REPLAT OF LOT 1, BERRY CANYON WOOD & AN UNPLATTED PARCEL
SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT BRIAN AND PENNY WOOD REVOCABLE INTER VIVOS TRUST 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 "BERRY CANYON WOOD 1ST ADDITION" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER SOUTH 89 DEGREES 30' 51" EAST, 1041.87 FEET; THENCE SOUTH 00 DEGREES 37' 37" EAST, 762.51 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF A PUBLIC ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES;

- 19.75 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 283.73 FEET (THE CHORD OF WHICH BEARS SOUTH 60 DEGREES 53' 09" WEST 19.74 FEET);
- SOUTH 58 DEGREES 53' 33" WEST, 195.82 FEET;
- 46.45 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 279.98 FEET (THE CHORD OF WHICH BEARS SOUTH 54 DEGREES 08' 24" WEST 46.40 FEET);
- SOUTH 49 DEGREES 23' 13" WEST, 295.59 FEET;
- 64.48 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 280.02 FEET (THE CHORD OF WHICH BEARS SOUTH 42 DEGREES 47' 24" WEST 64.34 FEET);
- SOUTH 36 DEGREES 11' 35" WEST, 201.44 FEET;
- 38.78 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 429.99 FEET (THE CHORD OF WHICH BEARS SOUTH 33 DEGREES 36' 33" WEST 38.77 FEET);
- SOUTH 31 DEGREES 01' 31" WEST, 291.06 FEET;

THENCE NORTH 53 DEGREES 12' 01" WEST, 349.16 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 00 DEGREES 25' 57" EAST, 1384.05 FEET TO THE INITIAL POINT.

BRIAN L. WOOD - TRUSTEE

CHERYL L. WOOD - TRUSTEE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED BRIAN L. WOOD AND CHERYL L. WOOD, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE BRIAN AND PENNY WOOD REVOCABLE INTER VIVOS TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST 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:

- A 40' WIDE ROAD EASEMENT RECORDED SEPTEMBER 19, 1912 AT INST. NO. 22881
- EASEMENT FOR ROAD RIGHTS OF WAYS AND THE RIGHT TO MAINTAIN A PUMPING PLANT WITH APPURTENANCES INST. NO. 44864
- AGREEMENT CONCERNING RAILROAD CROSSING, RECORDED MAY 26, 1966 AT INST. NO. 106211
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INS. FOR PUBLIC UTILITIES RECORDED MARCH 22, 1979 AT INST. NO. 212036
- AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC FOR PUBLIC UTILITIES RECORDED JANUARY 25, 1980 AT INST. NO. 224439
- AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC FOR PUBLIC UTILITIES RECORDED AUGUST 11, 1987 AT INST. NO. 338541
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR PUBLIC UTILITIES RECORDED DECEMBER 26, 1989 AT INST. NO. 370354
- AN EASEMENT FOR INGRESS AND EGRESS 60' WIDE RECORDED NOVEMBER 30, 1992 AT INST. NO. 416299
- AN EASEMENT FOR ACCESS AND EGRESS 50' WIDE RECORDED JANUARY 9, 1996 AT INST. NO. 478781
- A CORRECTED WARRANTY DEED RECORDED FEBRUARY 7, 1996 AT INST. NO. 480230
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR PUBLIC UTILITIES RECORDED JULY 9, 2008 AT INST. NO. 754677
- THE PLAT OF SELKIRK WOODS RECORDED IN BOOK 13 OF PLATS, PAGE 33, RECORDS OF BONNER COUNTY, IDAHO.
- RECORD OF SURVEY INST. NO. 342150
- DEDICATION DEED RECORDED NOVEMBER 21, 2006 AT INST. NO. 717543
- THE PLAT OF COLBURN CREEK FLATS, RECORDED IN BOOK 13 OF PLATS, PAGE 78, RECORDS OF BONNER COUNTY, IDAHO

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 6, TOWNSHIP 58 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 I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "BERRY CANYON WOOD 1ST ADDITION" 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: _____

BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

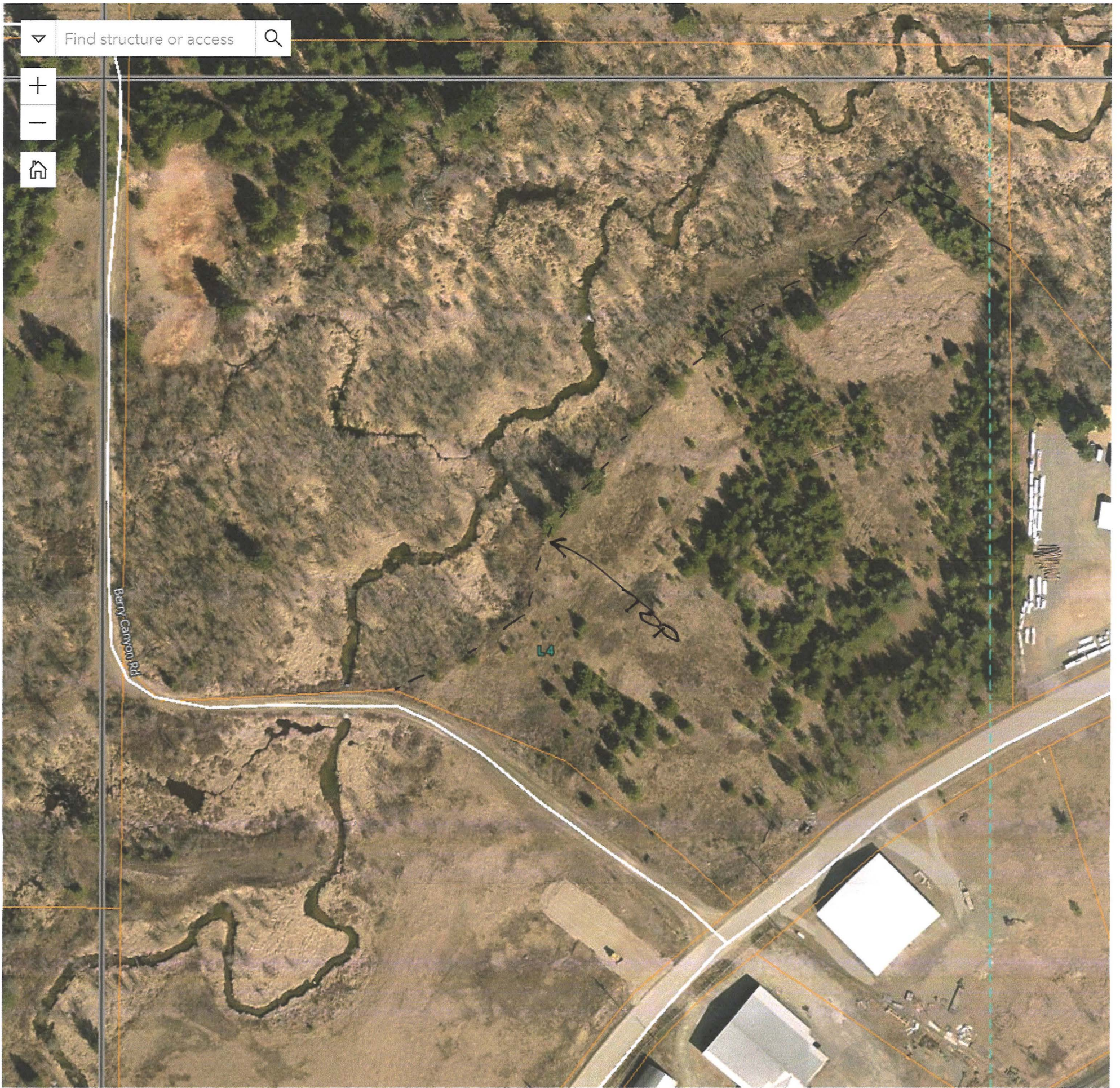
RECORDER'S
CERTIFICATE

S.6, T.58N., R.1W., B.M.	
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

**BERRY CANYON WOOD
1ST ADDITION**

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

DATE: 05-16-23
SCALE: NONE
DRAWN: JP
PROJ. No.: 1391
CAD FILE: S-MLD-WOOD
SHT. 2 OF 2



Find structure or access



1:2256



Powered by Esri