



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 # MLD0030-23	RECEIVED: RECEIVED JUN 01 2023 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: LIGHTNING TRAPPER

APPLICANT INFORMATION:

Landowner's name: Ward, Brenda K & Brian D		
Mailing address: 528 TRAPPER CREEK RD		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone: 208-946-7554	Fax:	
E-mail: PAPADRUMS4U@AOL.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 #: 1	Township: 58N	Range: 1E	Parcel acreage: 40
Parcel # (s): RP58N01E017812A			
Legal description: 1-58N-1E E2NWSE			
Current zoning: AF10	Current use: AGF 10-20		
What zoning districts border the project site?			

North:AF10	East:AF10
South:AF10	West:AF10
Comprehensive plan designation:AF	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:241 AC RESIDENTIAL	
South:20 AC BARE	
East:20 AC BARE	
West:20 AC BARE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM SANDPOINT TRAVEL EAST ON HWY 200 FOR 6.1 MILES, TURN LEFT ON COLBURN CULVER ROAD, TRAVEL NORTH 2.8 MILES, TURN RIGHT ON RAPID LIGHTNING ROAD, TRAVEL EAST FOR 8.7 MILES MERGE ONTO TRAPPER CREEK ROAD AND TRAVEL 0.5 MILES TO PROPERTY	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.24 AC	1:1
Lot #2	Proposed acreage:10.23 AC	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDE A 20 ACRE PARCEL INTO 2 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 FROM NORTHWEST TO SOUTH AND EAST. AVERAGE SLOPE 0-15%, MAX SLOPE >30%</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>
Springs & wells: <u>1 WELL ON NORTH SIDE OF PARCEL FOR EXISTING HOUSE</u>

Existing structures (size & use): 1 HOUSE

Land cover (timber, pastures, etc): LOGGED, 40% TIMBER REMAINING

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0545E

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: TRAPPER CREEK ROAD, 66' WIDE EASEMENT, GRAVEL SURFACE. EASEMENT INST. NO. 122572

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 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

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

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:  (REF) Date: 5-24-23

Landowner's signature: _____ Date: _____

LIGHTNING TRAPPER

SECTION 1, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 974, RECORDED AT INST. NO. 506671.

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. 506671
2. RECORD OF SURVEY INST. NO. 591079
3. RIDGEHAVEN FIRST ADDITION BK 8 PG 56

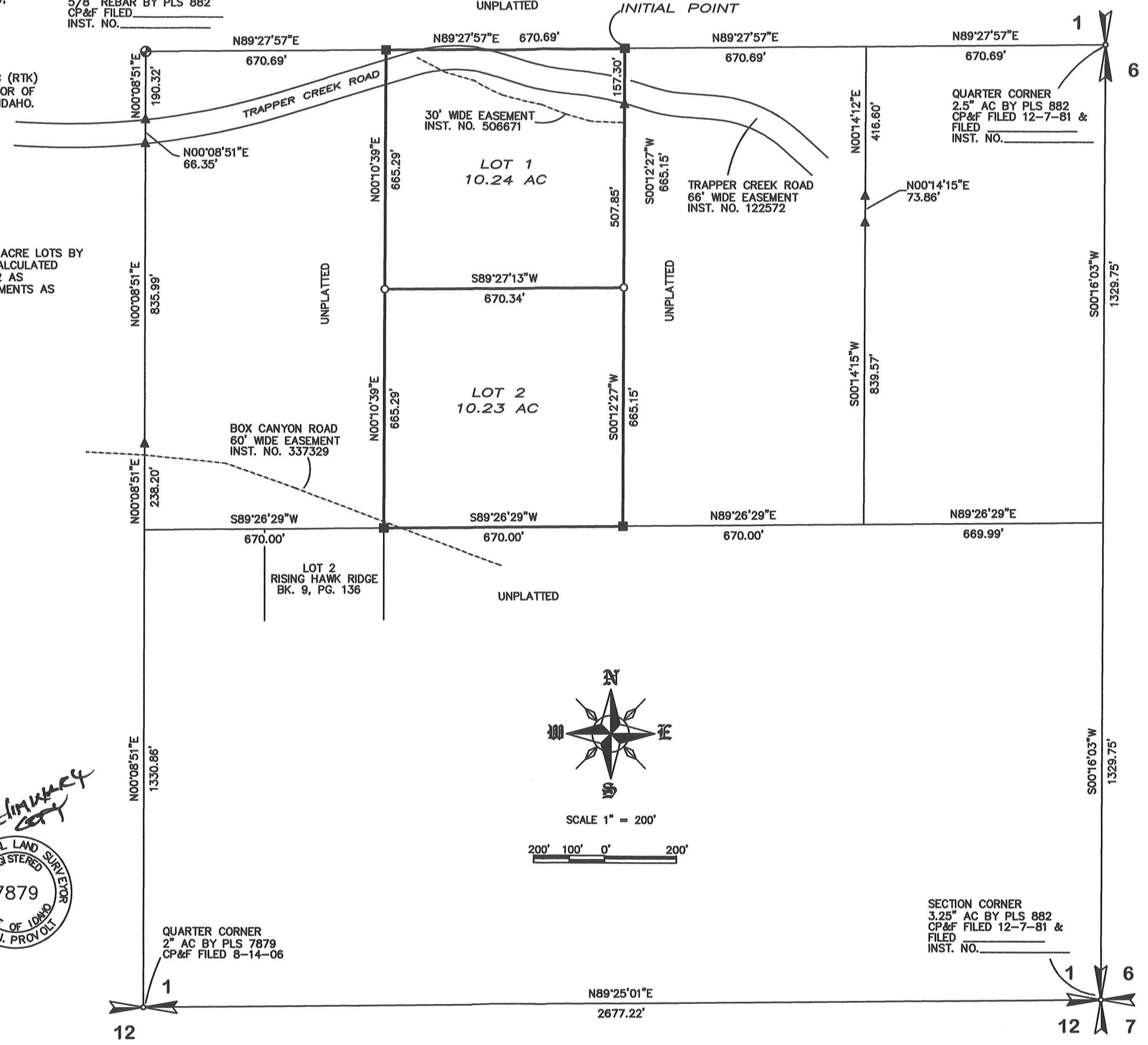
PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE DIVISION OF A 20+ ACRE PARCEL INTO TWO 10+ ACRE LOTS BY MINOR LAND DIVISION. LOCATION OF TRAPPER CREEK ROAD IS CALCULATED FROM THE RIGHT-OF-WAY PLAT OF VAN DYKE ROAD NO. 2636.2 AS RECORDED AT INST. NO. 122572 AND ROTATED TO FOUND MONUMENTS AS SHOWN ON RECORD OF SURVEY INST. NO. 506671.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 974
- ▲ FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- FOUND 5/8" REBAR, NO CAP.

CENTER CORNER
5/8" REBAR BY PLS 882
CP&F FILED
INST. NO. _____



Preliminary Copy

PROFESSIONAL LAND SURVEYOR
REGISTERED
7879
STATE OF IDAHO
DAN I. PROVOLT

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.

LIGHTNING TRAPPER	DATE: 05-23-23
	SCALE: 1"=200'
	PROJ. NO.:
	1446
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	SHT. 1 OF 2

SECTION CORNER
3.25" AC BY PLS 882
CP&F FILED 12-7-81 &
FILED
INST. NO. _____

QUARTER CORNER
2" AC BY PLS 7879
CP&F FILED 8-14-06

LIGHTNING TRAPPER

SECTION 1, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT BRENDA K. WARD AND BRIAN D. WARD, WIFE AND HUSBAND 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 "LIGHTNING TRAPPER" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER THENCE SOUTH 00 DEGREES 12' 27" WEST, 1330.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 26' 29" WEST, 670.00 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 10' 39" EAST, 1330.58 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 27' 57" EAST, 670.69 FEET TO THE INITIAL POINT.

BRENDA K. WARD

BRIAN D. WARD

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED BRENDA K. WARD AND BRIAN D. WARD 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 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 INGRESS & EGRESS RECORDED AUGUST 29, 1950 AT INST. NO. 35780.
2. AN EASEMENT FOR A ROAD NOT TO EXCEED 60 FEET IN WIDTH, RECORDED JANUARY 31, 1962 AT INST. NO. 83878.
3. AN EASEMENT FOR RIGHT OF WAY FOR A ROAD, RECORDED JULY 2, 1969 AT INST. NO. 122572.
4. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED SEPTEMBER 1, 1981 AT INST. NO. 246422.
5. AN EASEMENT OVER AN EXISTING ROAD RECORDED JANUARY 7, 1991 AT INST. NO. 385110.
6. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. FOR PUBLIC UTILITIES, RECORDED FEBRUARY 4, 1991 AT INST. NO. 386087.
7. RECORD OF SURVEY RECORDED JULY 11, 1997 AT INST. NO. 506671.
8. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC FOR PUBLIC UTILITIES, RECORDED MAY 20, 2020 AT INST. NO. 957552.
9. RECORD OF SURVEY RECORDED NOVEMBER 6, 2020 AT INST. NO. 969535.
10. A DEED OF TRUST RECORDED NOVEMBER 9, 2020 AT INST. NO. 969635.
11. A ROAD MAINTENANCE AGREEMENT RECORDED NOVEMBER 9, 2020 AT INST. NO. 969636.
12. A DEED OF TRUST RECORDED JANUARY 18, 2023 AT INST. NO. 1016020.

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 1, TOWNSHIP 58 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 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 "LIGHTNING TRAPPER" 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: _____

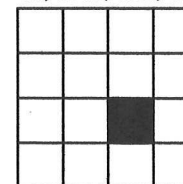
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.1, T.58N., R.1E., B.M.



LIGHTNING TRAPPER

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

DATE: 05-23-23
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1446
CAD FILE: S-MLD-WARD
SHT. 2 OF 2