

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # <b>MLD0037-23</b>	RECEIVED: <b>RECEIVED</b> <b>AUG 03 2023</b> <b>Bonner County Planning Department</b>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: TYLER'S PLACE
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### APPLICANT INFORMATION:

Landowner's name: TYLER AND NICOLE FAVOR		
Mailing address: [REDACTED]		
City: SAGLE	State: ID	Zip code: 83860
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### 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 #: 5	Township: 55N	Range: 2W	Parcel acreage: 3.8
Parcel # (s): RP01746000020A			
Legal description: LOT 2 OF KELLER'S COVE BK 16 PG 82			
Current zoning: SUBURBAN		Current use: TRANSITION	
What zoning districts border the project site?			

North:SUB	East:R-5
South:SUB	West:RSC
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:3.8-5 AC RESIDENTIAL	
South:5-12 AC BARE	
East:5 AC RESIDENTIAL	
West:3 AC CEMETARY	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>FROM SAGLE TRAVEL SOUTH ON HWY 95 FOR 4.7 MILES TURN LEFT ON LOGGERS LANE</u>	
_____	
_____	
_____	

**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:1.07	1:1.7
Lot #2	Proposed acreage:1.05	1:1.7
Lot #3	Proposed acreage:1.67	1:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>3.8 ACRE LOT INTO 3 LOTS OF 1, 1 &amp; 1.7 ACRES</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, NO SLOPE OR OUTCROPPINGS</u>	
_____	
_____	
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>	
_____	
_____	
Springs & wells: <u>1 WELL ON PROPERTY</u>	
_____	
_____	

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

Land cover (timber, pastures, etc): 80% TIMBER COVERAGE

Are wetlands present on site?  Yes  No

Source of information: NWI

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: LOGGERS LANE, 25' WIDE EASEMENT, DIRT/GRAVEL

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 PLAT 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: LOT OWNERS, 1 OR 2 WELLS

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? 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: 7-30-23

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

# TYLER'S PLACE

A REPLAT OF LOT 2, KELLER'S COVE, BK. 16, PG. 82

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY FOR JEFF EICH, RECORDED AS INSTRUMENT NO. 466342, 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

- RECORD OF SURVEY, INSTRUMENT NO. 466342, RECORDS OF BONNER COUNTY, IDAHO.

## PURPOSE OF SURVEY/NARRATIVE

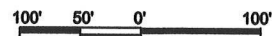
THE PURPOSE OF THIS SURVEY IS TO DIVIDE ONE 3.8 ACRE LOT INTO 3 LOTS USING A PREVIOUS PLAT AND FOUND MONUMENTS.

## LEGEND

- SET OR PREV. SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107, UNLESS OTHERWISE NOTED



SCALE 1" = 100'



LINE	BEARING	DISTANCE
L1	N 00°12'15" E	48.37'
L2	S 01°29'36" W	75.42'

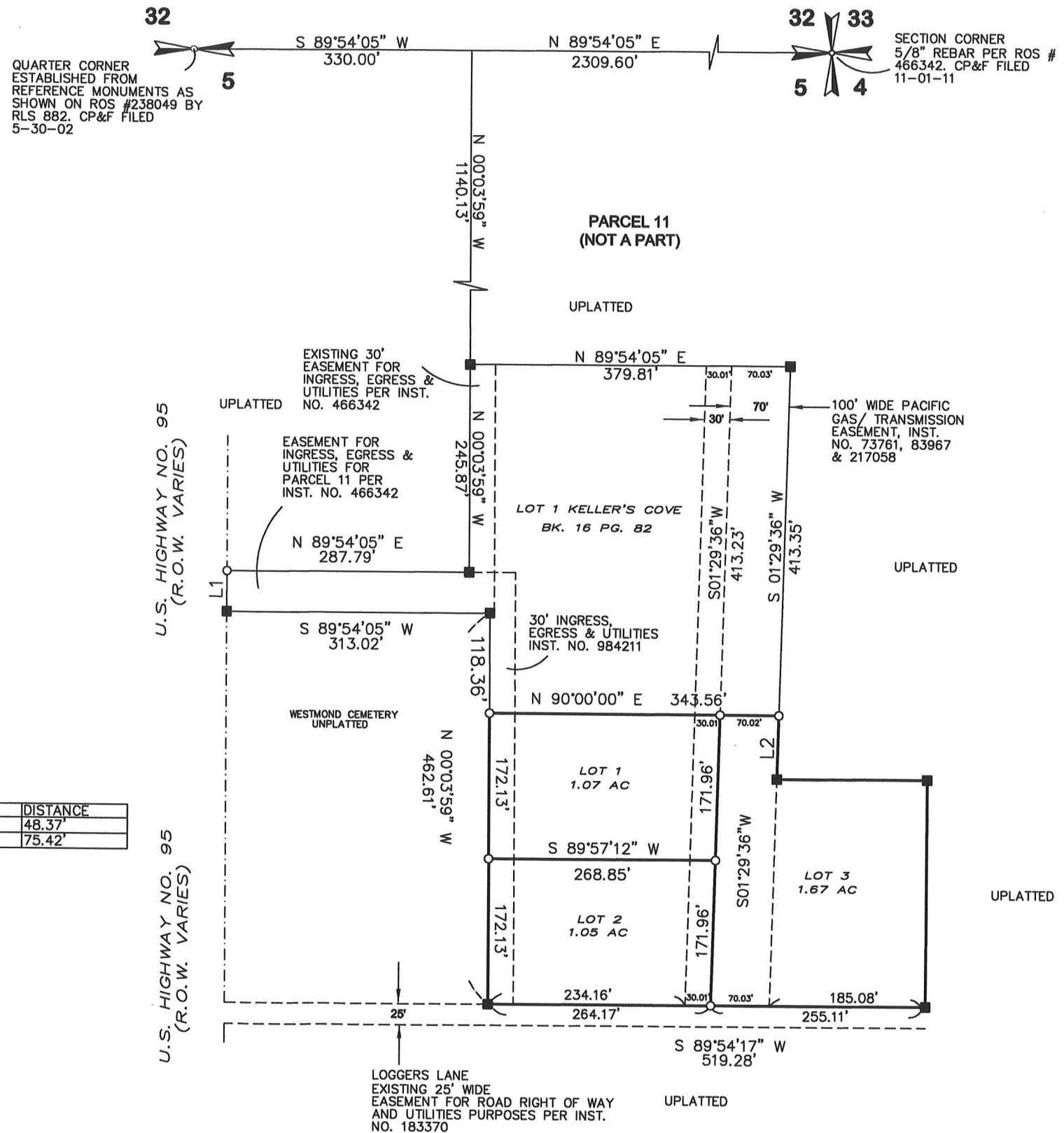
*PRELIMINARY COPY*



### TYLER'S PLACE

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

DATE:  
07-25-23  
 SCALE:  
1"=100'  
 PROJ. NO.:  
1466  
 SHT. 1 OF 2



# TYLER'S PLACE

A REPLAT OF LOT 2, KELLER'S COVE, BK. 16, PG. 82  
SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT TYLER JOHN FAVOR AND NICOLE SKY FAVOR, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP 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 "TYLER'S PLACE", LOCATED IN A PORTION OF THE NORTHEAST QUARTER SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 2 OF KELLER'S COVE, ACCORDING TO THE PLAT RECORDED IN BOOK 16 OF PLATS AT PAGE 82, OFFICIAL RECORDS OF BONNER COUNTY, IDAHO.

\_\_\_\_\_  
TYLER JOHN FAVOR

\_\_\_\_\_  
NICOLE SKY FAVOR

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED TYLER JOHN FAVOR AND NICOLE SKY FAVOR 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

## 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\_\_\_\_.

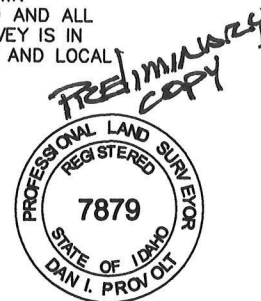
\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

## 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 5, TOWNSHIP 55 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



## 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

## PLAT NOTES

SUBJECT TO THE FOLLOWING:

1. NEGATIVE EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND ACCESS RIGHTS CONTAINED IN THE DEED TO THE STATE OF IDAHO RECORDED JULY 17, 1952 AT INST. NO. 42707.
2. AN EASEMENT GRANTED TO PACIFIC GAS TRANSMISSION COMPANY RECORDED DECEMBER 24, 1959 AT INST. NO. 73761.
3. NOTICE OF LOCATION, DATED FEBRUARY 9, 1962 AT INST. NO. 83967.
4. NOTICE OF LOCATION, AMENDING DESCRIPTION OF THE EXISTING RIGHT OF WAY RECORDED JULY 25, 1979 AT INST. NO. 217058.
5. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OBLIGATIONS, IF ANY, INCLUDING BUT NOT LIMITED TO AN APPURTENANT EASEMENT, CONTAINED IN WARRANTY DEED RECORDED JANUARY 26, 1977 AT INST. NO. 183370.
6. COVENANTS, CONDITIONS, AND RESTRICTIONS, AND EASEMENTS OMITTING ANY THAT VIOLATE 42 USC 3604 (c) OR ANY OTHER ORDINANCE, STATUTE OR REGULATION RECORDED MAY 11, 1995 AT INST. NO. 465078 AND MODIFIED IN PART BY INSTRUMENT RECORDED OCTOBER 15, 1996 AT INST. NO. 493516
7. RECORD OF SURVEY RECORDED JUNE 8, 1995 AT INST. NO. 466342.
8. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED DECEMBER 11, 1997 AT INST. NO. 515651
9. PLAT OF KELLER'S COVE, BOOK 16 OF PLATS, PAGE 82, RECORDS OF BONNER COUNTY, IDAHO
10. WATER WILL BE PROVIDED BY COMMUNITY WELL
11. SEWER WILL BE PROVIDED BY INDIVIDUAL DRAIN FIELD

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "TYLER'S PLACE" 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

S.5, T.55N., R.2W., B.M. 	SHEET TITLE: <b>TYLER'S PLACE</b>	DATE: 07-25-23 SCALE: NONE DRAWN: JP
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	PROJ. NO.: 1466 SHT. 2 OF 2