

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 # MLD0048-23	RECEIVED: RECEIVED By Rob Winningham at 12:36 pm, Oct 03, 2023
PROJECT DESCRIPTION:	
Name of Minor Land Division plat: Shadow Green Esta	ates

APPLICANT INFORMATION:

Landowner's name:Brenny Ross			
Mailing address:			
City:Coeur d' Alene State:ID Zip code:83815			
Telephone: Fax:			
E-mail			

REPRESENTATIVE'S INFORMATION:

Representative's name:Connie Krueger			
Company name:Stonehenge D&G/ Johnson Surveying NW			
Mailing address: 1859 N Lakewood Dr Suite 102			
City:Coeur d'Alene	State:ID	Zip code:83814	
Telephone:208-500-9268 Fax:			
E-mail:ckrueger@stonehenge-us.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 #:25	Township:06W	Range:55N	Parcel acreage:20.0	
Parcel # (s):RP55N06W258550A				
Legal description: E 660FT OF THE W 2640 FT OF S 1/2 OF THE S 1/2 SECTION 25, RANGE 06W, TOWNSHIP 55N				
Current zoning:R-5 Current use:SFR				
What zoning districts border the project site?Rural 5 (W, N, E); Agr/Forestry (S)				

BONNER COUNTY MINOR LAND DIVISION APPLICATION

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North: Rural-5	East:Rural-5	
South:Ag-Forestry	West:Rural-5	
Comprehensive plan designation:Rural Residnetial 5-10		
Uses of the surrounding land (describe lot sizes, structures, uses):		
North:Rural SFR		
South:UndevelopedPublic Land, Idaho Department of Lands		
East:Rural SFR		
West:Rural SFR		
Within Area of City Impact: Yes: No: ✓ If yes, which city?:		
Detailed Directions to Site: West on Highway 2, South on Highway 41, West on Shadowgreen		

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:None

This application is for : Four lot minor subdivision

Proposed lots	:4	Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:5.013	1:2
Lot #2	Proposed acreage:5.013	1:2
Lot #3	Proposed acreage:5.0	1:2
Lot #4	Proposed acreage:5.026	1:2
Remainder	Proposed acreage:N/A	N/A

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: Very flat, less than 3% slope

Water courses (lakes, streams, rivers & other bodies of water):_____ None

Springs & wells: ____

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Exi	sting structures (size & use): Single family residence (1920 sq. ft)	and outbuildings
-		
Lan	nd cover (timber, pastures, etc): <u>Timber, clearings around homesit</u>	e
Are	wetlands present on site? 🗌 Yes 📝 No	Source of information:IDWR/DEQ
Flo	od Hazard Zones located on site: 🔳X 🔲 D 🗌 A 🗌 AE	DFIRM MAP:Per County GIS
Oth	her pertinent information (attach additional pages if nee	eded):
		,
• •	CESS INFORMATION.	
	CESS INFORMATION:	
Plea	ase check the appropriate boxes:	
	Private Easement Existing Proposed	
	Describe travel surface (e.g., gravel, dirt, paved, o	
	easement width. Include recorded instrument num existing: Gravel road, approximately 15 feet wide. Instrument 469133	
	existing. Oraverroad, approximately to rect wide. Instrument 405105	
	•	
	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
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 V No

List existing access and utility easements on the subject property. Instrument 469133 established a 60' access and utility easement.

BONNER COUNTY MINOR LAND DIVISION APPLICATION

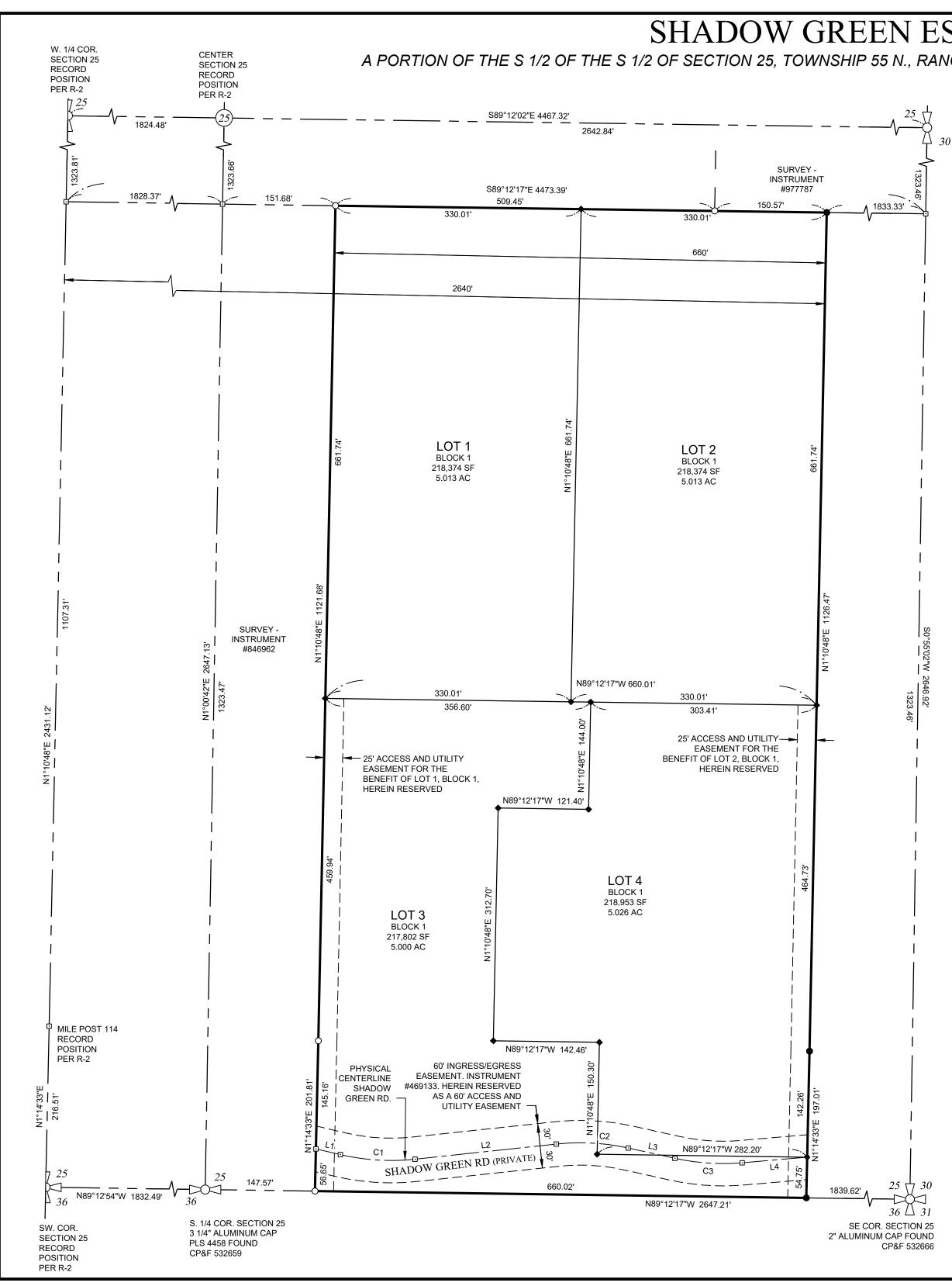
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SERVICES:

Sew	age 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: Septic tank and drainfield	
	lain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details: Each lot will be serviced by onsite septic	
	the sanitary restriction be lifted by the Panhandle Health District? Yes 🗌 No	
Wate	er will be supplied by:	
	Existing public or community system - List name of provider:	
	Proposed Community System – List type & proposed ownership:	
X	Individual well	
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Each lot will be served by on on-site individual well.		
Whi	ch power company will serve the project site?	

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:



SHADOW GREEN ESTATES A PORTION OF THE S 1/2 OF THE S 1/2 OF SECTION 25, TOWNSHIP 55 N., RANGE 6 W., BOISE MERIDIAN, BONNER COUNTY, IDAHO

E. 1/4 COR. SECTION 25 2" ALUMINUM CAP

PLS 832 FOUND

FILED 1/18/94

	I
LINE TABLE	

LOT 1

LOT 2

LOT 3

LOT 4

661.7'

661.7'

661.7'

661.7'

		-
LINE	BEARING	LENGTH
L1	S76°51'01"E	33.74'
L2	N83°52'11"E	190.90'
L3	S77°32'56"E	64.10'
L4	N85°05'27"E	87.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	300.00'	100.95'	19°16'48"	S86°29'25"E	100.47'
C2	300.00'	97.29'	18°34'52"	S86°50'22"E	96.87'
C3	300.00'	90.90'	17°21'37"	S86°13'45"E	90.55'

DEPTH WIDTH D/W RATIO

1:2.0

1:2.0

1:2.0

1:2.0

330.0'

330.0'

323.0'

336.0'

THE WIDTHS OF LOTS 3 AND 4 ARE BASED ON AN

AVERAGE OF THE THE VARYING EAST-WEST LOT WIDTHS

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY DEPICTED HEREON. SURVEY MONUMENTS WHERE FOUND/HELD AS DEPICTED HEREON.

LEG	END
0	FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516
•	SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.
•	SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.
	CALCULATED POSITION, NOTHING FOUND OR SET
#	CENTER SECTION CORNER AS NOTED
X	E-W 1/4 SECTION CORNER AS NOTED
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NOTES

EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SH EASEMENTS, RECORDED OR UNRECORDED.

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT (#), (COMPANY), DATED: (DATE) THAT FOR THE REASON INDICATE DISPLAYED ON THE MAP.

- 1. INSTRUMENT #618597 IS A DEED CONTAINING A NON-EX INGRESS/EGRESS AND UTILITY EASEMENT THAT IS THE RETAINED BY THE SAME PARTY, THAT RESERVED THE E INSTRUMENT #469133 AND IS DEPICTED HEREON.
- 2. INSRUMENT #619161 IS A ROAD MAINTENANCE AGREEI SHADOW GREEN ROAD. IT WAS SIGNED BY SEVERAL PA OF THOSE PARTIES SIGNATURES WAS NOTARIZED. AT SIGNING OF THIS DOCUMENT, THE NOTARIZED PARTY W OWNER OF THE PARCEL HEREIN SUBDIVIDED. THERE IS PARCEL ENCUMBERED BY THIS DOCUMENT AND THIS PARCEL NOT THE SUBJECT OF THIS MINOR SUBDIVISION. INTERE SHOULD CONSULT COUNSEL REGARDING THE AFFECTS DOCUMENT.

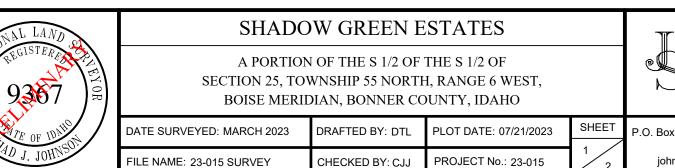
REFERENCES

IN RECORDS OF BONNER COUNTY, IDAHO:

- R-1 RECORD OF SURVEY BY BRAD ALLEN DIESEN PLS 15516. UNDER INSTRUMENT NUMBER 977787. R-2 RECORD OF SURVEY BY BRAD ALLEN DIESEN PLS 15516.
- UNDER INSTRUMENT NUMBER 846962.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT C WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYIN LOCATED AT (N: 2,340,824.10, E: 2,311,406.11) AND WERE POST USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GR FEET), WITH A COMBINED SCALE FACTOR OF 1.0000638 APPLIE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°





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HADOW GREEN ESTATES

OF SECTION 25, TOWNSHIP 55 N., RANGE 6 W., BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK

VICINITY MAP

DESCRIBED AND INCLUDES SAID UNDER INSTRUMENT NUMBER

OISE MERIDIAN, BONNER COUNTY,

IER OF SAID SECTION 25; THENCE POINT OF BEGINNING;

EET, TO A POINT ON THE NORTH PRET THENCE SOUTH 01°10'48"

OCK 1. DT 2, BLOCK 1.

SS, A MARRIED MAN.

BONNER COUNTY RECORDER'S CERTIFICATE

I HEREBY	CERTIFY THAT THIS PLAT WAS FILED FOR REC	ORD IN THE OFFICE OF THE REC	DRDER OF BONNER COUNTY, IDAHO THIS	DAY OF, 20
AT	M. AND DULY RECORDED IN BOOK C	F PLATS AT PAGE(S)	AND UNDER INSTRUMENT NO.	AT THE RE
OF				
BONNER	COUNTY CLERK	DEPUTY CLERK	FEE PAID	

WELLING, OR SHELTER WHICH JIREMENTS ARE SATISFIED.

BONNER COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF ______, 20____, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

BONNER COUNTY TREASURER

BONNER COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____

DATE

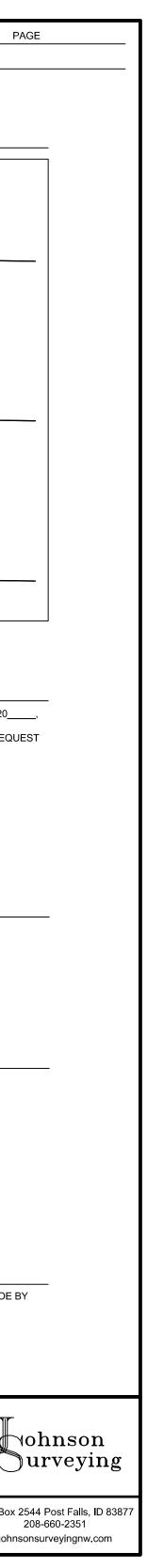
BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, 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 DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367

ONAL LAND OF	SHADOW GREEN ESTATES				T
ACT REGISTERED FOR THE PARTY OF	A PORTION OF THE S 1/2 OF THE S 1/2 OF SECTION 25, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO				
PE OF IDAILS	DATE SURVEYED: MARCH 2023	DRAFTED BY: DTL	PLOT DATE: 07/21/2023	SHEET	P.O. Bo
J. JOHNSO	FILE NAME: 23-015 SURVEY	CHECKED BY: CJJ	PROJECT No.: 23-015	2 2	joh



___, 20____.