



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 # MLD0008-24

RECEIVED:

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MAR 07 2024

**Bonner County
Planning Department**

PROJECT DESCRIPTION:

Name of Minor Land Division plat: NORTHERN MOUNTAIN VIEW

APPLICANT INFORMATION:

Landowner's name: RYAN AND KELLY CALLAHAN

Mailing address: PO BOX 253

City: SAGLE

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail: northernmountainllc@yahoo.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 #: 30

Township: 56N

Range: 1W

Parcel acreage: 20

Parcel # (s): RP56N01W302575A

Legal description: 30-56N-1W TAX 11

Current zoning: R-5

Current use: RR5-10

What zoning districts border the project site?

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:RURAL RES	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:40 AC BARE	
South:5-15 BARE	
East:20 AC RESIDENTIAL	
West:80 AC LOGGING CO	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM SAGLE TRAVEL EAST ON SAGLE ROAD FOR 3.2 MILES, TURN RIGHT ON SAGLE CREEK ROAD AND TRAVEL 1.2 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:5	1:3
Lot #2	Proposed acreage:5	1:2.4
Lot #3	Proposed acreage:5	2.5:1
Lot #4	Proposed acreage:5	3:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDE 20 ACRE PARCEL INTO FOUR 5 ACRE 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 EAST TO WEST, MAX SLOPE OF 30% WITH FLAT AREAS FOR BUILDING AND ROADS FOR INGRESS/EGRESS</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>
Springs & wells: <u>2 WELLS ON PROPERTY</u>

Existing structures (size & use): 2 HOUSES, 2 SHOPS, 1 BARN

Land cover (timber, pastures, etc): 15% 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: 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: _____

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: COUNTY ROAD TO PROPERTY LINE, 60' WIDE PRIVATE EASEMENT ALONG PROPERTY (587863) GRAVEL ROAD SURFACE

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 FIELDS

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

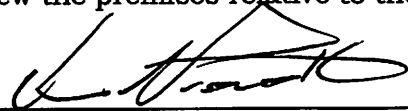
Water will be supplied by:

- 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: 3-7-24

Landowner's signature: _____ Date: _____

NORTHERN MOUNTAIN VIEW

SECTION 30, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "PIPPIN PLANTATION", RECORDED IN BOOK 6 OF PLATS, PAGE 149, 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

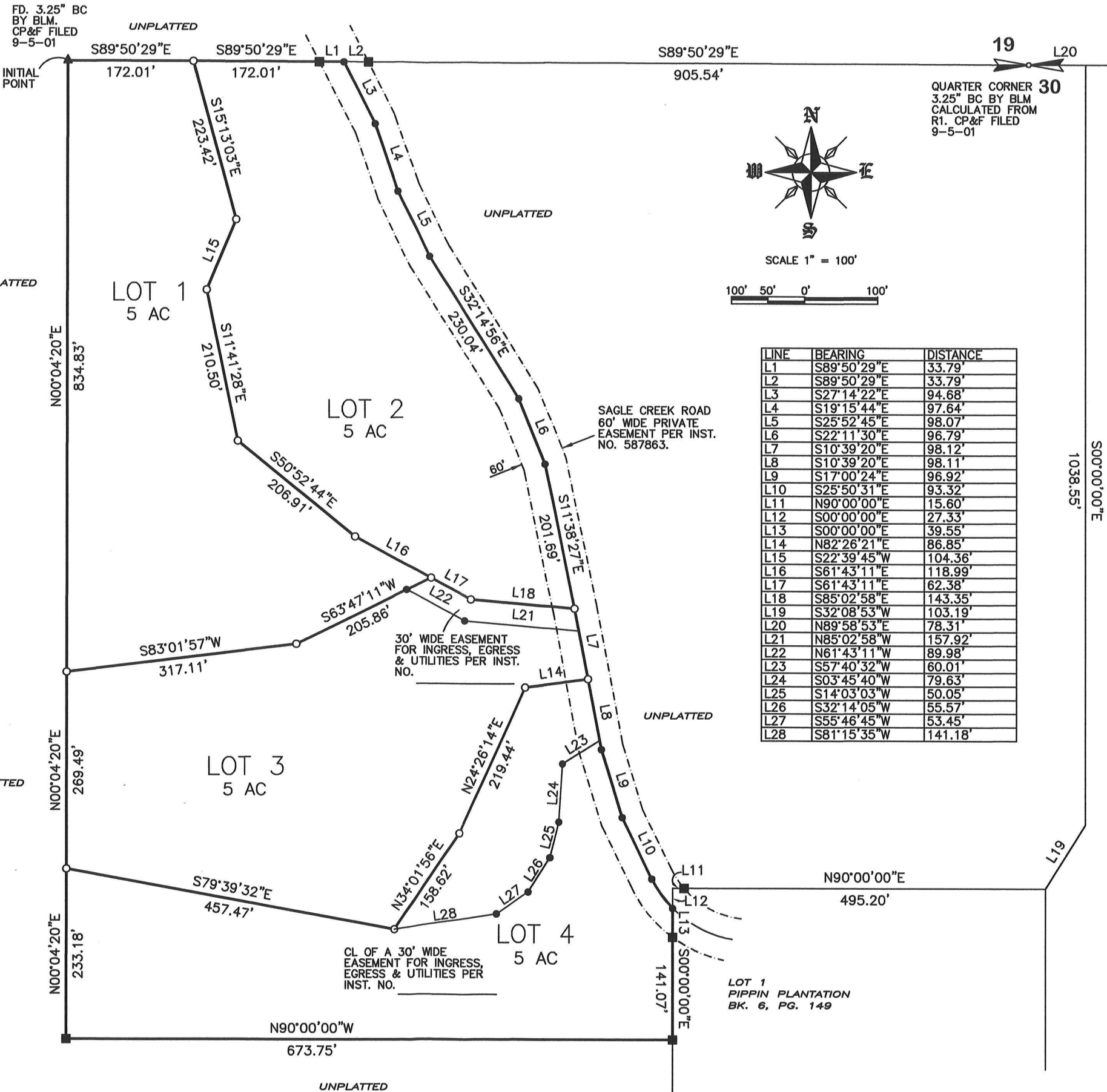
1. PLAT OF PIPPIN PLANTATION BK. 6 PG. 149
2. RECORD OF SURVEY BY PLS 1947, INST. NO. 587835

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW LOTS CREATED BY MINOR LAND DIVISION USING REFERENCED SURVEYS, FOUND MONUMENTS AND DEED INST. NO. 983587.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- ▲ FOUND 3.25" BRASS CAP BY BLM FOR 1/16TH CORNER
- CALCULATED POINT, NOTHING FOUND OR SET



Preliminary copy



NORTHERN MOUNTAIN VIEW

DATE: 03-05-24

SCALE: 1"=100'

PROJ. NO.: 1481

SHT. 1 OF 2

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

NORTHERN MOUNTAIN VIEW

SECTION 30, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RYAN CALLAHAN AND KELLY CALLAHAN, 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 "NORTHERN MOUNTAIN VIEW" LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, 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 OF THE NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 50' 29" EAST, 377.80 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A PRIVATE EASEMENT AS SHOWN ON INST. NO. 587835; THENCE ALONG SAID CENTERLINE THE FOLLOWING 10 COURSES;

1. SOUTH 27 DEGREES 14' 22" EAST, 94.68 FEET;
2. SOUTH 19 DEGREES 15' 44" EAST, 97.64 FEET;
3. SOUTH 25 DEGREES 52' 45" EAST, 98.07 FEET;
4. SOUTH 32 DEGREES 14' 56" EAST, 230.04 FEET;
5. SOUTH 22 DEGREES 11' 30" EAST, 96.79 FEET;
6. SOUTH 11 DEGREES 38' 27" EAST, 201.69 FEET;
7. SOUTH 10 DEGREES 39' 20" EAST, 196.23 FEET;
8. SOUTH 17 DEGREES 00' 24" EAST, 96.92 FEET;
9. SOUTH 25 DEGREES 50' 31" EAST, 93.32 FEET;
10. 49.21 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 150.01 FEET (THE CHORD OF WHICH BEARS SOUTH 35 DEGREES 14' 22" EAST, 48.99 FEET)

THENCE SOUTH 00 DEGREES 00' 03" WEST, 180.61 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST, 831.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER NORTH 00 DEGREES 04' 20" EAST, 1337.49 FEET TO THE INITIAL POINT.

RYAN CALLAHAN

KELLY CALLAHAN

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED RYAN CALLAHAN AND KELLY CALLAHAN, 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 GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED SEPTEMBER 28, 1972 AT INST. NO. 143874
2. RECORD OF SURVEY RECORDED SEPTEMBER 13, 2001 AT INST. NO. 587835
3. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED OCTOBER 9, 2001 AT INST. NO. 589181
4. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JULY 2, 2003 AT INST. NO. 628205
5. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED NOVEMBER 2, 2020 AT INST. NO. 969201
6. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JUNE 22, 2021 AT INST. NO. 985708

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 30, 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 I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "NORTHERN MOUNTAIN VIEW" 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.30, T.56N., R.1W., B.M. 	DATE: 03-05-24 SCALE: NONE DRAWN: JP
	PROJ. NO.: 1481 CAD FILE: S-MD-CALLAHAN SHT. 2 OF 2
NORTHERN MOUNTAIN VIEW	
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	