



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 #

MLD0031-2A

RECEIVED:

RECEIVED
JUN 26 2024

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: BLUEGRASS MEADOWS

APPLICANT INFORMATION:

Landowner's name: MANN HOLDINGS C, LLC

Mailing address: 12866 BALDY MOUNTAIN RD

City: SANDPOINT

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail: eric@ericmann.net amanda8315@icloud.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 PROVOLTLANDSURVEYING@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 #: 9

Township: 56N

Range: 2W

Parcel acreage: 9.8

Parcel # (s): RP56N02W094800A

Current zoning: R-5

Current use: RR5-10

Comprehensive plan designation: RR5-10

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 5	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 4.8	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0950E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

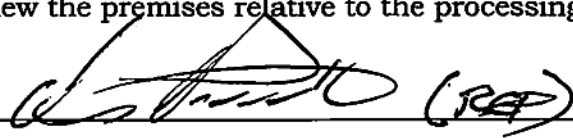
Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>50' WIDE PUBLIC ROAD (SPADES ROAD) GRAVEL SURFACE</u> _____ _____	
List existing access and utility easements on the subject property. <u>NONE</u> _____ _____	

SERVICES:Which power company will serve the project site? AVISTAWhich fire district will serve the project site? SAGLE**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual systemExplain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: INDIVIDUAL SEPTIC**Note:** Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual wellPlease explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: PRIVATE WELL**Note:** Please attach the necessary proof of urban services if required.

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:  (REP)Date: 6-25-24

Landowner's signature: _____

Date: _____

BLUEGRASS MEADOWS

SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



SCALE 1" = 100'

1/4 CORNER
FOUND 3.5" BLM BC
CP&F RECORDED AT
INST. NO. 987751

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7046
- ▲ FOUND 5/8" REBAR, NO CAP
- ▼ FOUND 1/2" REBAR, NO CAP
- EXISTING FENCE LINE

BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, 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

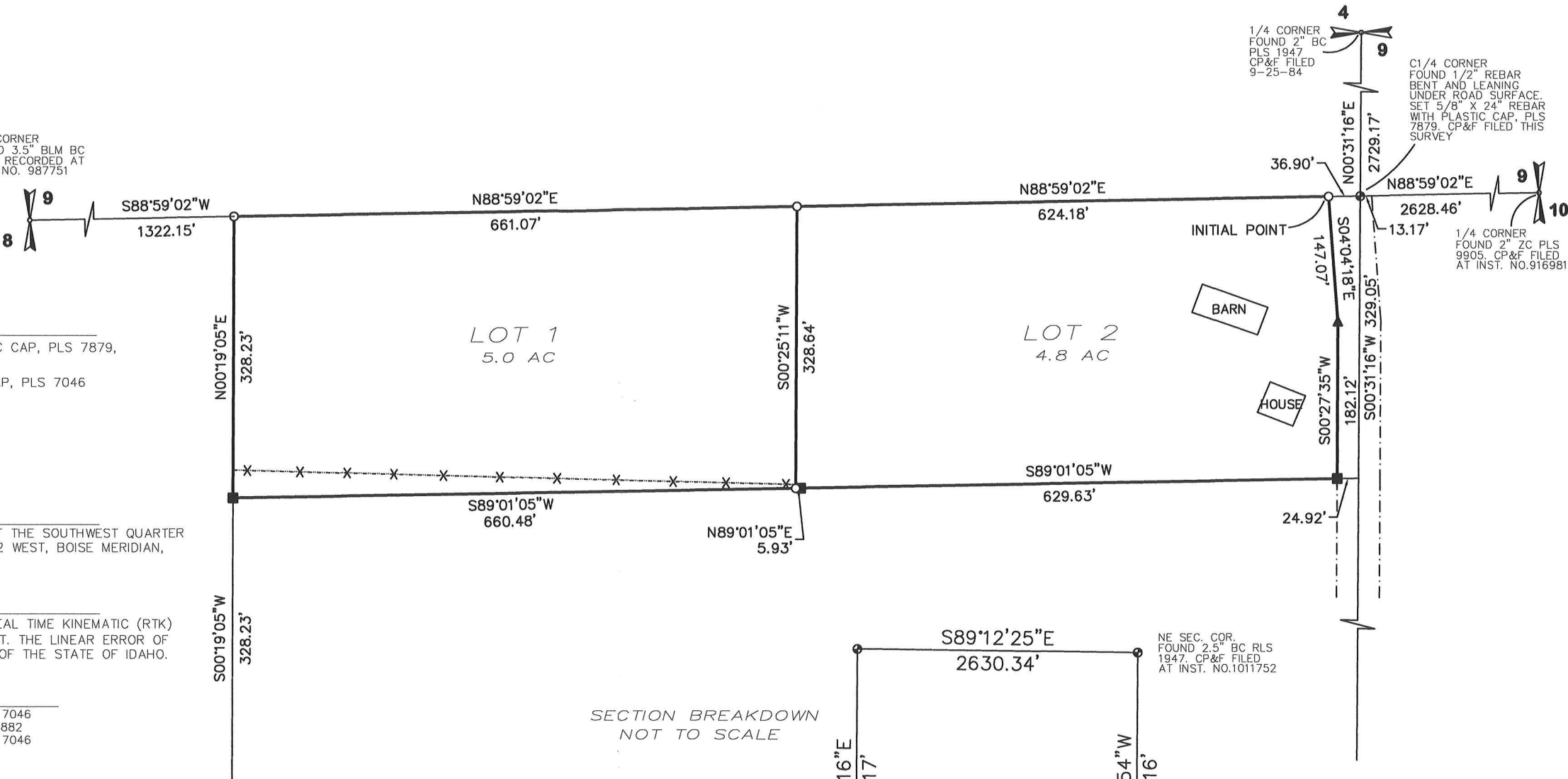
1. RECORD OF SURVEY INST. NO. 470221 BY PLS 7046
2. RECORD OF SURVEY INST. NO. 441761 BY RLS 882
3. RECORD OF SURVEY INST. NO. 478741 BY PLS 7046

PURPOSE OF SURVEY/NARRATIVE

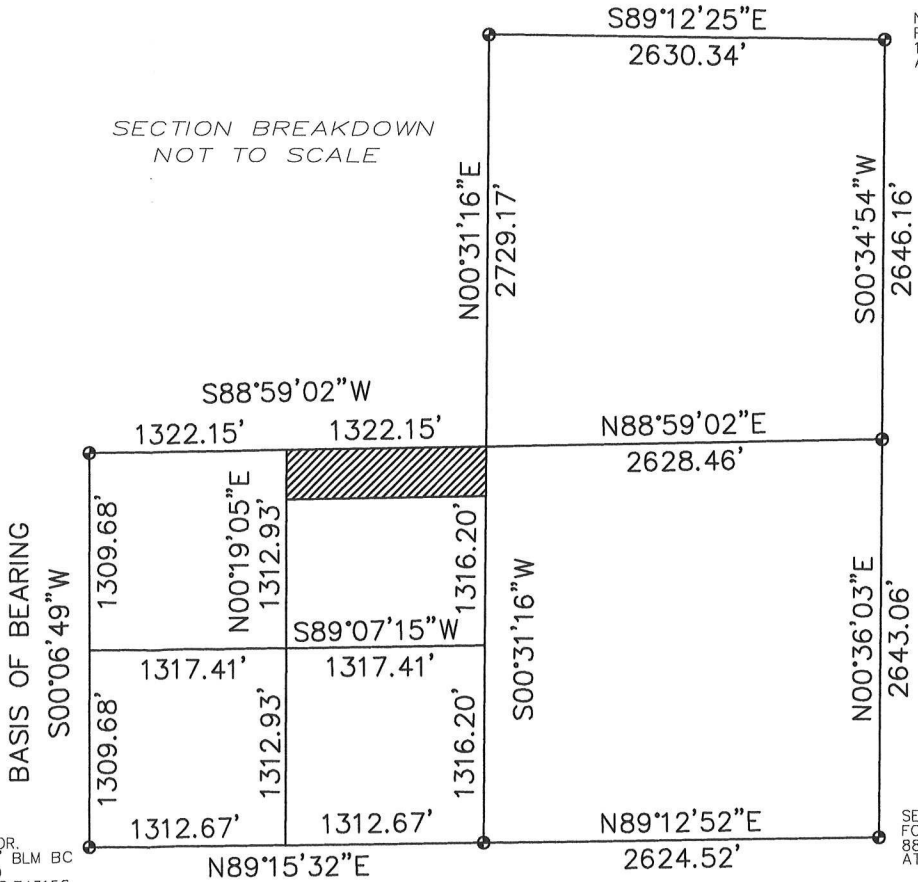
THE PURPOSE OF THIS SURVEY IS SHOW A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN DEED INST. NO. 1033707. SPADES ROAD THROUGH THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS SHOWN ON RECORD OF SURVEY 441761 AS A 50' WIDE PUBLIC ROAD WITH 25' ON EITHER SIDE OF THE EXISTING CENTERLINE.

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER



SECTION BREAKDOWN
NOT TO SCALE



NE SEC. COR.
FOUND 2.5" BC RLS
1947, CP&F FILED
AT INST. NO.1011752

SE SEC. COR.
FOUND 2.5" BC RLS
882, CP&F FILED
AT INST. NO.949284

SW SEC. COR.
FOUND 3.5" BLM BC
CP&F FILED
AT INST. NO.743156

BLUEGRASS MEADOWS

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

DATE: 06-20-24
SCALE: 1"=100'
PROJ. NO.: 1521
SHT. 1 OF 2



BLUEGRASS MEADOWS

SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT MANN HOLDINGS C, LLC, AN IDAHO LIMITED LIABILITY COMPANY 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 "BLUEGRASS MEADOWS " LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 59' 02" WEST, 36.90 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF A 50' WIDE PUBLIC RIGHT OF WAY; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 04 DEGREES 04' 18" EAST, 147.07 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00 DEGREES 27' 35" WEST, 182.12 FEET; THENCE SOUTH 89 DEGREES 01' 05" WEST, 1296.04 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 00 DEGREES 19' 05" EAST, 328.23 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SECTION 9; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 88 DEGREES 59' 02" EAST, 1285.25 FEET TO THE INITIAL POINT.

ERIC MANN – MEMBER, MANN HOLDINGS C, LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED ERIC MANN, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF THE MANN HOLDINGS C, LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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:

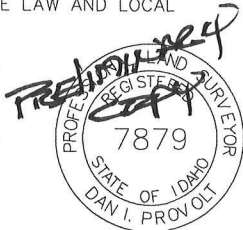
1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART AS DISCLOSED IN DEED FROM HUMBIRD LUMBER COMPANY, A CORPORATION, RECORDED DECEMBER 17, 1940, BOOK 63, PAGE 401.
2. RECORD OF SURVEY RECORDED APRIL 11, 1995 AT INST. NO. 463445
3. RECORD OF SURVEY RECORDED AUGUST 11, 1995 AT INST. NO. 470221
4. DEED OF TRUST DATED JULY 24, 2021, RECORDED JULY 31, 2021 AT INST. NO. 988431

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 9, TOWNSHIP 56 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "BLUEGRASS MEADOWS" 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

SANITARY RESTRICTIONS

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: _____

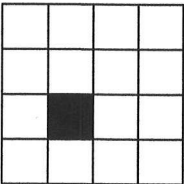
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.9, T.56N., R.2W., B.M.



BLUEGRASS MEADOWS

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

DATE: 06-20-24
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1521
CAD FILE: S-MOORE-MANN
SHT 2 OF 2