



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # MLD0045-24

RECEIVED:

**RECEIVED**

By Alex Feyen at 1:38 pm, Aug 14, 2024

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Avalon Acres

### APPLICANT INFORMATION:

Landowner's name: Diana Dawson

Mailing address: 275 Hightail Way

City: Sagle

State: Idaho

Zip code: 83860

Telephone: 208-265-4052

Fax:

E-mail: diana@quantumconceptsinc.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller

Company name: Lance G. Miller, P.L.S.

Mailing address: PO Box 2523

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-263-1533

Fax:

E-mail: lancetrue@gmail.com

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Project Surveyor

Company name: Same as above.

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 4

Township: 56 North

Range: 1 West

Parcel acreage: 10.26 acres

Parcel # (s): RP56N01W041050A

Current zoning: Rural 10

Current use: Bare Land

Comprehensive plan designation: Resort Community

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 10.26 ac	Remainder	Proposed acreage: NA
Lot #2	Proposed acreage:	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) <b>Note:</b> 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:
Other pertinent information (attach additional pages if needed): <u>No structures on the property.</u>	

**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>Bottle Bay Road, hard surface, approx. 22' wide, 50' right of way, 0% to 5% grade, Book 2 of Plats, page 25.</u>	
List existing access and utility easements on the subject property. <u>16' wide ingress, egress and utility easement crosses the proposed Lot, North to South from Bottle Bay Road.</u>	

**SERVICES:**

Which power company will serve the project site? Avista Utilities

Which fire district will serve the project site? Sagle - Selkirk

**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain 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 Tank and Drainfield.

**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 well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual 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: Anna C. Samson Date: 8/9/2024

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



NORTH

SCALE 1" = 100 FEET  
TRUE NORTH

100 50 0 100 200

# AVALON ACRES

LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

## SURVEY NARRATIVE

1.) THE PURPOSE OF THIS SURVEY IS TO PLAT AN EXISTING PARCEL OF LAND INTO ONE LOT BY MINOR LAND DIVISION, AS ALLOWED BY BONNER COUNTY REVISED CODE.  
2.) THE BOUNDARIES OF THIS LOT WERE ESTABLISHED USING DATA SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBERS 239954 AND 372294 AND 928275, AND WARRANTY DEED INSTRUMENT NUMBER 929657, RECORDS OF BONNER COUNTY, IDAHO. THE DEEDS AND SURVEYS REFERENCED ABOVE AND MONUMENTS SHOWN AS FOUND HEREON WERE ACCEPTED AS THE BEST REPRESENTATION OF THE PHYSICAL LOCATION OF LOT 1.

## LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- ⊙ MONUMENTATION AS NOTED.
- △ PLAT BOUNDARY AND EASEMENT (DRIVEWAY) CENTERLINE ANGLE POINT: NO MONUMENT SET. REFERENCE MONUMENTS SET AS SHOWN.
- FOUND 1/2" REBAR WITH PLASTIC CAP BY PLS 898. REFERENCE RECORD OF SURVEY INST. NO. 372294.
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107' IN PREVIOUS SURVEYS. REFERENCE SURVEY INSTRUMENT NO. S. 372294 AND 928275.
- FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5361.

## BOUNDARY/EASEMENT CENTERLINE OFFSET TABLE

LINE	DISTANCE	BEARING
E1	20.01	S70°43'28"E
E2	20.00	S72°30'04"E
E3	20.02	S75°17'59"E
E4	20.00	S78°01'11"E
E5	20.00	S79°31'31"E
E6	20.01	S79°02'08"E
E7	20.03	S74°32'38"E
E8	20.05	S67°31'26"E
E9	20.01	S61°15'28"E
E10	20.02	S61°28'10"E

## LINE TABLE

LINE	DISTANCE	BEARING
L1	58.98	S17°56'59"W
L2	87.47	S17°09'49"W
L3	50.71	S17°08'18"W
L4	60.21	S17°59'26"W
L5	35.78	S17°34'18"W
L6	27.21	S18°20'23"W
L7	29.05	S20°36'35"W
L8	24.50	S23°52'09"W
L9	60.05	S26°11'11"W



07-24-24

LANCE G. MILLER, P.L.S.

PO BOX 2563  
SANDPOINT, ID. 83864  
(208) 263-1533

PAGE 1 OF 2

NORTH 1/4 CORNER SECTION 4;  
3-1/2" DIA. ALUMINUM CAP  
BY PLS 5361. CP&F FILED  
07-23-93.

N89°44'45"W  
321.71  
SOUTH 1/4 CORNER SEC. 33,  
T57N, R1W, 1" PIPE  
CP&F BY PE/LS 2896 FILED  
04-07-86, CP&F INST. NO.  
650286 BY PLS 8792.

N07°07'12"W 1192.24

744.75  
S89°58'52"W  
SOUTH LINE GOV. T. LOT 2  
FOUND PER SURVEY INST.  
#239954.

INITIAL POINT

HIGHTAIL WAY (PRIVATE)  
INGRESS, EGRESS & UTILITY  
EASEMENT IN FAVOR OF LOT 1  
OF THIS PLAT AND WEST AND  
SOUTH ADJAINERS. INST. NO. S.  
928660 AND 1034250.

LOT 1  
10.26 ACRES  
(446,925 SQ. FT.)

609.22  
N89°58'52"E  
BASIS OF BEARING  
SOUTH LINE GOV. T. LOT 2

GOV. T. LOT 2 GOV. T. LOT 1

407.40  
N89°58'52"E

FOUND MON. PER LEGEND,  
N56°00'25"E, 11.64  
FROM MON. SET IN R.O.D.

UNPLATTED  
(INST. #153618)

## EASEMENTS AND DOCUMENTS OF RECORD

(AS SHOWN ON SUBDIVISION GUARANTEE SCHEDULE A, NUMBER 5010500-0019862e, BY NORTH IDAHO TITLE INSURANCE, INC.)

- 1.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 287, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 298, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A ROADWAY, AS GRANTED IN INSTRUMENT NO. 169356, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR INGRESS, EGRESS AND UTILITIES, AS GRANTED IN INSTRUMENT NO. 269295, RECORDS OF BONNER COUNTY, IDAHO.
- 5.) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED IN INSTRUMENT NO. 435389, RECORDS OF BONNER COUNTY, IDAHO.
- 6.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
- 7.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 16 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
- 8.) BOTTLE BAY RECREATIONAL WATER & SEWER DISTRICT NOTICE OF LAND APPLICATION, RECORDED MARCH 7, 2019, IN INSTRUMENT NO. 935407, RECORDS OF BONNER COUNTY, IDAHO.

## BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 89°58'52" EAST ON THE SOUTH BOUNDARY OF LOT 1, THE SAME AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 928275, RECORDS OF BONNER COUNTY, IDAHO.



## AVALON ACRES

LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 4, T. 56 N., R. 1 W., BM., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF JULY, 2024.

*Lance G. Miller*  
LICENSED SURVEYOR

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF AVALON ACRES 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

### 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\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

### ACKNOWLEDGEMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF \_\_\_\_\_, BEFORE ME PERSONALLY APPEARED DIANA L. DAWSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DIANA L. DAWSON, AN UNMARRIED WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED INTO A LOT, THE SAME TO BE KNOWN AS AVALON ACRES, LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of said Government Lot 2, said point being the Southwest corner of that parcel of land described in Warranty Deed Instrument number 369295, records of Bonner County, Idaho, and the Southwest corner of Government Lot 2 as shown on Record of Survey Instrument Numbers 239954 and 372294, records of Bonner County, Idaho; thence N89°58'52"E along the South line of said Government Lot 2 and along the South line of said parcel described in Instrument number 369295 a distance of 744.75 feet to a point on the centerline of Hightail Way, a Private Road, said point being the Initial Point; thence continuing N89°58'52"E along said South line a distance of 609.23 feet to the Southeast corner of said Government Lot 2 said point also being the Southwest corner of Government Lot 1 as shown on said Record of Survey Instrument numbers 239954 and 372294; thence N89°58'52"E along the South line of said Government Lot 1 and along the South line of said parcel described in Instrument number 369295 a distance of 407.40 feet to a point on the Westerly line of that parcel described in Instrument number 153618, records of Bonner County, Idaho; thence N20°12'45"W along said Westerly line a distance of 15.44 feet to the Westerly-most corner of said parcel; thence N56°00'25"E along the North-Westerly line of said parcel a distance of 172.35 feet, more or less, to a point on the South-Westerly Right of Way of Bottle Bay Road, a County Road; thence N60°18'00"W along said Right of Way a distance of 407.63 feet; thence N53°10'30"W along said Right of Way a distance of 372.38 feet; thence N43°48'12"W along said Right of Way a distance of 313.18 feet to the Northerly-most corner of said parcel described in Instrument number 369295, said point also being the Southeast corner of that parcel of land described as Tract II in Warranty Deed Instrument number 574167, records of Bonner County, Idaho; thence S70°36'43"W along the North line of said parcel described in Instrument number 369295 (also the South line of said parcel described as Tract II in Instrument number 574167) a distance of 27.97 feet to a point on said centerline of Hightail Way; thence along said centerline the following eleven courses;

- 1.) S20°36'05"W a distance of 243.91 feet;
- 2.) S17°56'59"W a distance of 58.98 feet;
- 3.) S17°02'49"W a distance of 57.47 feet;
- 4.) S12°22'12"W a distance of 52.71 feet;
- 5.) S11°35'26"W a distance of 60.21 feet;
- 6.) S9°21'32"W a distance of 52.04 feet;
- 7.) S12°34'12"W a distance of 35.78 feet;
- 8.) S18°20'33"W a distance of 27.51 feet;
- 9.) S26°36'35"W a distance of 29.25 feet;
- 10.) S30°52'30"W a distance of 84.50 feet;
- 11.) S26°11'11"W a distance of 60.05 feet to the Initial Point

\_\_\_\_\_  
DIANA L. DAWSON

### SANITARY RESTRICTION:

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.