

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 #

MLD0001-25

RECEIVED:

RECEIVED

david.fisher, 1/2/2025, 1:04:47 PM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: SERENITY ACRES

APPLICANT INFORMATION:

Landowner's name: LORI A BEARD

Mailing address:

City: SAGLE

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

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 #: 28

Township: 56N

Range: 2W

Parcel acreage: 15.49

Parcel # (s): RP56N02W282550A

Current zoning: R5

Current use: RR

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: 9.77	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.72	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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input 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>HEATH LAKE ROAD, 50' PRESCRIPTIVE EASEMENT, GRAVEL SURFACE.</u> _____ _____	
List existing access and utility easements on the subject property. _____ SEE APPLICATION MAP _____ _____	

SERVICES:

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? SAGLE

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: TYPICAL INDIVIDUAL SEPTIC SYSTEMS

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

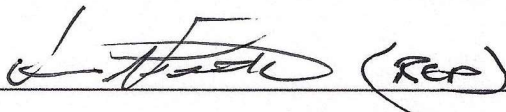
Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

TYPICAL 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:

 (Ref)

Date:

12-31-24

Landowner's signature: _____

Date: _____

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING
BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 6603, INST. NO. 716918, 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. RECORD OF SURVEY INST. NO. 716918
2. RECORD OF SURVEY INST. NO. 922831
3. DEED INST. NO. 942257
4. DEED INST. NO. 989814

PURPOSE OF SURVEY/NARRATIVE
TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. REFERENCED DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO DETERMINE PROPERTY

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TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. REFERENCED DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO DETERMINE PROPERTY BOUNDARIES.

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6603
- ▲ FOUND 5/8" REBAR, NO CAP
- NOTE 1" IRON PIPE
- ▼ FOUND 5/8" REBAR, NO CAP
- ◆ COMPUTED POINT, NOT SET

----- APRX. HIGH WATER LINE

LINE	BEARING	DISTANCE
L1	S89°37'22"E	113.82'
L2	S09°59'02"W	57.98'
L3	S50°31'33"W	104.72'
L4	S34°21'22"W	18.18'
L5	S50°31'33"W	104.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	560.01'	123.39'	123.14'	S44°12'50"W	12°37'27"
C2	200.00'	231.61'	218.88'	S83°42'05"W	66°21'03"
C3	600.00'	182.73'	182.02'	N54°23'57"W	17°26'57"
C4	249.99'	191.01'	186.39'	N67°38'55"W	43°56'54"
C5	535.01'	150.99'	150.49'	S42°26'28"W	16°10'11"
C6	175.00'	202.66'	191.52'	S83°42'05"W	66°21'03"
C7	575.00'	175.11'	174.44'	N54°23'57"W	17°26'57"
C8	274.99'	92.76'	92.32'	N55°20'18"W	19°19'39"

SERENITY ACRES

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

DATE: 12-31-24
SCALE: 1"=100'
PROJ. NO.: 1564
SHT 1 OF 1

PRELIMINARY



SERENITY ACRES

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

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: _____

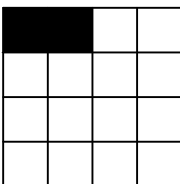
BOOK ____ PAGE ____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.28, T.56N., R.2W., B.M.



SERENITY ACRES

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

DATE: 12-31-24
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1564
CAD FILE: S-MLD-BEARD
SHT 2 OF 2

NOTES

SUBJECT TO THE FOLLOWING:

- UNITED STATES PATENT RECORDED OCTOBER 12, 1908 AS INST. NO. 2701
- ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING ON SAID PREMISES AS RESERVED BY HUMBIRD LUMBER CO. IN A DEED RECORDED FEBRUARY 12, 1936 AS INST. NO. 92046
- AN EASEMENT GRANTED TO NORTH IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 17, 1939 AS INST. NO. 98169
- AN EASEMENT GRANTED TO THE STATE OF IDAHO FOR THE PURPOSE OF PUBLIC HIGHWAY RECORDED SEPTEMBER 20, 1950 AS INST. NO. 36010
- AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 1971 AS INST. NO. 131788
- AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED NOVEMBER 10, 1999 AS INST. NO. 555243 AND 555244
- AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 16, 2024 AS INST. NO. 1030413
- DECREE OF DIVORCE FILED NOVEMBER 20, 2023 CASE NO. CV 09-22-1769, FIRST JUDICIAL DISTRICT, BONNER COUNTY

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 28, 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



PRELIMINARY
COPY

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SERENITY 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LORI A BEARD, A SINGLE WOMAN, 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 "SERENITY ACRES" LOCATED IN A PORTION OF SECTION 28, TOWNSHIP 56, RANGE 2, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE ALONG THE NORTH LINE OF SECTION 28 NORTH 89 DEGREES 37' 22" WEST, 611.34 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT;

THENCE SOUTH 09 DEGREES 59' 02" WEST, 522.05 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 50' WIDE PRESCRIPTIVE EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING SEVEN (7) COURSES;

- 123.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 560.01 FEET (THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 12' 50" WEST, 123.14 FEET);
- SOUTH 50 DEGREES 31' 33" WEST, 104.72 FEET;
- 231.61 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET (THE CHORD OF WHICH BEARS SOUTH 83 DEGREES 42' 05" WEST, 218.88 FEET);
- NORTH 63 DEGREES 07' 24" WEST, 518.25 FEET;
- 182.73 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET (THE CHORD OF WHICH BEARS NORTH 54 DEGREES 23' 57" WEST, 182.02 FEET);
- NORTH 45 DEGREES 40' 28" WEST, 417.68 FEET;
- 191.01 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 249.99 FEET (THE CHORD OF WHICH BEARS NORTH 67 DEGREES 38' 55" WEST, 186.39 FEET) TO A INTERSECTION WITH THE NORTH LINE OF SAID SECTION 28;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 37' 22" EAST, 1556.16 FEET TO THE INITIAL POINT.

LORI A. BEARD

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME
PERSONALLY APPEARED LORI A BEARD, 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