

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 #

MLD0017-25

RECEIVED:

RECEIVED

MAR 24 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: LEDREW ACRES

APPLICANT INFORMATION:

Landowner's name: RICHARD AND NICOLE LEDREW FAMILY TRUST

Mailing address: [REDACTED]

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

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 #: 26

Township: 58N

Range: 1W

Parcel acreage: 19.87

Parcel # (s): RP58N01W264200A

Current zoning: AF20 (PENDING ZONE CHANGE)

Current use: AF10-20

Comprehensive plan designation: AF 10-20

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 9.92	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 9.94	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 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: 16017C0735E
Other pertinent information (attach additional pages if needed):	

ACCESS INFORMATION:

Please check the appropriate boxes:

<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input 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>60' WIDE PRIVATE ROAD, GRAVEL SURFACE. EASEMENT INST. NO. 377190 (THIMBLEBERRY RD)</u>	
List existing access and utility easements on the subject property. <u>SEE PLAT MAP</u>	

SERVICES:

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? NORTHSIDE

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 SEWER DRAINFIELD

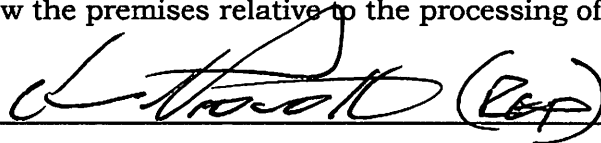
Note: Please attach the necessary proof of urban services if required.Will the sanitary restriction be lifted by the Panhandle Health District? ☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

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



Date:

3-24-25

Landowner's signature: _____

Date: _____

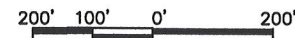
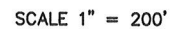
**SECTION 26 TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO**

BASIS OF BEARING IS THE RECORD OF SURVEY BY RLS 974, INST.
NO. 231174, RECORDS OF BONNER COUNTY, IDAHO

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.

1.	RECORD OF SURVEY INST. NO. 231174
2.	RECORD OF SURVEY INST. NO. 784690
3.	RECORD OF SURVEY INST. NO. 980137

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF AN ALIQUOT 19.87 ACRE PARCEL INTO 2 ALIQUOT LOTS. REFERENCED SURVEYS, DEED INST. NO. 997224 AND FIELD TIES WERE USED TO CALCULATE THE PROPERTY BOUNDARIES



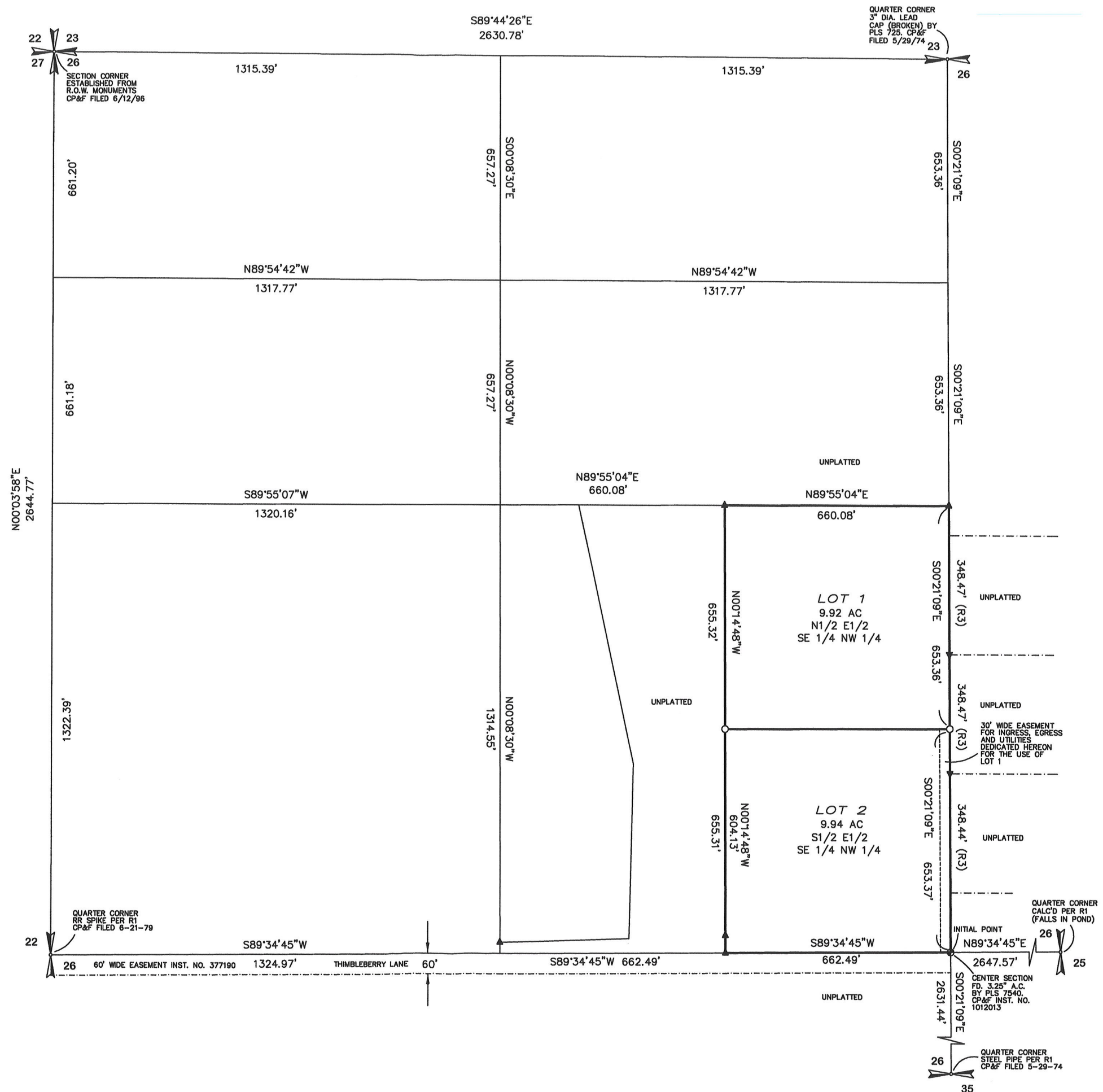
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND IDAHO DEPT. OF PUBLIC WORKS RIGHT OF WAY MONUMENT
- ▲ FOUND 1/2" DIA. REBAR WITH PLASTIC CAP, PLS 974
- ▼ FOUND 5/8" DIA. REBAR WITH PLASTIC CAP, PLS 7877



LE DREW ACRES

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

DATE: 03-24-25
SCALE: 1"=200'
PROJ. NO.: 1531
SHT 1 OF 2



LE DREW ACRES

SECTION 26 TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE RICHARD AND NICOLE LEDREW FAMILY TRUST 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 "LEDREW ACRES " LOCATED IN A PORTION OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 30.00 FEET IN WIDTH FOR THE BENEFIT OF LOT 1

RICHARD WAYNE LEDREW- TRUSTEE, RICHARD AND
NICOLE LEDREW FAMILY TRUST

NICOLE ELEANOR FITCH LEDREW- TRUSTEE, RICHARD AND
NICOLE LEDREW FAMILY TRUST

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED RICHARD WAYNE LEDREW AND NICOLE ELEANOR FITCH LEDREW, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE RICHARD AND NICOLE LEDREW FAMILY TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST 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:

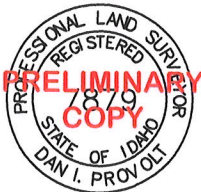
1. TERMS AND CONDITIONS, IF ANY, CONTAINED IN AGREEMENT BY AND BETWEEN ALVIN C. JACOBSON AND VIVIAN E. JACOBSON AND LAURENCE R. DAVIS AND VIOLA E. DAVIS, RECORDED JULY 12, 1972 AT INST. NO. 141789
2. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED FEBRUARY 4, 1980 AT INST. NO. 224684
3. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS INC. RECORDED JUNE 30, 1984 AT INST. NO. 256841
4. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS INC. RECORDED NOVEMBER 29, 1984 AT INST. NO. 295896
5. A JOINT USE AND ROAD MAINTENANCE AGREEMENT RECORDED APRIL 9, 1992 AT INST. NO. 404042. SAID DOCUMENT WAS RE-RECORDED SEPTEMBER 10, 1992 AT INST. NO. 411960
6. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO AVISTA CORPORATION A WASHINGTON CORPORATION RECORDED AUGUST 10, 1999 AT INST. NO. 549987
7. RECORD OF SURVEY RECORDED APRIL 13, 2011 AT INST. NO. 808344

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 26, TOWNSHIP 58 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 "LEDREW 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 _____

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: _____

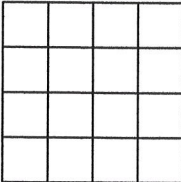
BOOK _____ PAGE _____

COUNTY RECORDER _____

BY DEPUTY _____

RECORDER'S
CERTIFICATE

S.25, T.56N., R.3W., B.M.



LE DREW ACRES

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

DATE: 03-24-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1531
CAD FILE: S-MLD-LEDREW
SHT. 2 OF 2