



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 #

MLD0019-25

RECEIVED:

RECEIVED
MAR 24 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: KUCHERRY CREEK

APPLICANT INFORMATION:

Landowner's name: DEREK & HOLLY KUCHERRY

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 #: 4

Township: 55N

Range: 3W

Parcel acreage: 20

Parcel # (s): RP55N03W045250A

Current zoning: R10

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: 10	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	☒ Yes ☐ 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?	☒ Yes ☐ 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.	☐ Yes ☒ No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	☒ Yes ☐ No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	☒ Yes ☐ No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	☒ Yes ☐ No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	☐ Yes ☒ No
Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE	DFIRM MAP: 16017C0925E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
☐ Private Easement	☐ Existing ☐ Proposed
☒ Public Road	☒ Existing ☐ Proposed
☐ Combination of Public Road/Private Easement	☐ Existing ☐ 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>SCHNEIDERS RD 50' WIDE GRAVEL PUBLIC</u> _____ _____	
List existing access and utility easements on the subject property. _____ <u>SEE APPLICATION MAPS</u> _____ _____	

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 SEPTIC SYSTEM PRIVATE

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

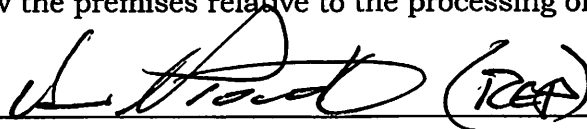
Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

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:



Date:

3-21-25

Landowner's signature:

Date:

KUCHERRY CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH-SOUTH SECTION LINE FROM THE NORTH QUARTER CORNER TO THE CENTER-SOUTH 1/16TH CORNER

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

- RECORD OF SURVEY BY PLS 882 INST. NO. 451281
- RECORD OF SURVEY BY PLS 974 INST. NO. 279200
- DEED INST. NO. 782189
- DEED INST. NO. 901735

PURPOSE OF SURVEY/NARRATIVE

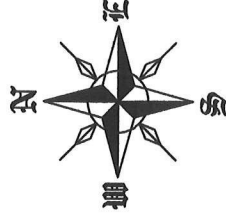
TO SHOW A MINOR LAND DIVISION OF A 20 ACRE PARCEL INTO 2 LOTS. FIELD TIES AND SURVEY REFERENCES WERE HELD FOR PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	597.36'	63.66'	63.63'	S87°48'14"W	6°06'20"
C2	738.94'	95.36'	95.29'	S88°26'53"W	7°23'38"

LINE	BEARING	DISTANCE
L1	S89°34'28"W	8.66'
L2	N82°50'17"W	44.69'
L2A	N82°50'17"W	44.69'
L3	N89°08'36"W	187.75'
L4	S84°45'04"W	65.82'
L5	N87°51'18"W	59.59'



SCALE 1" = 100'

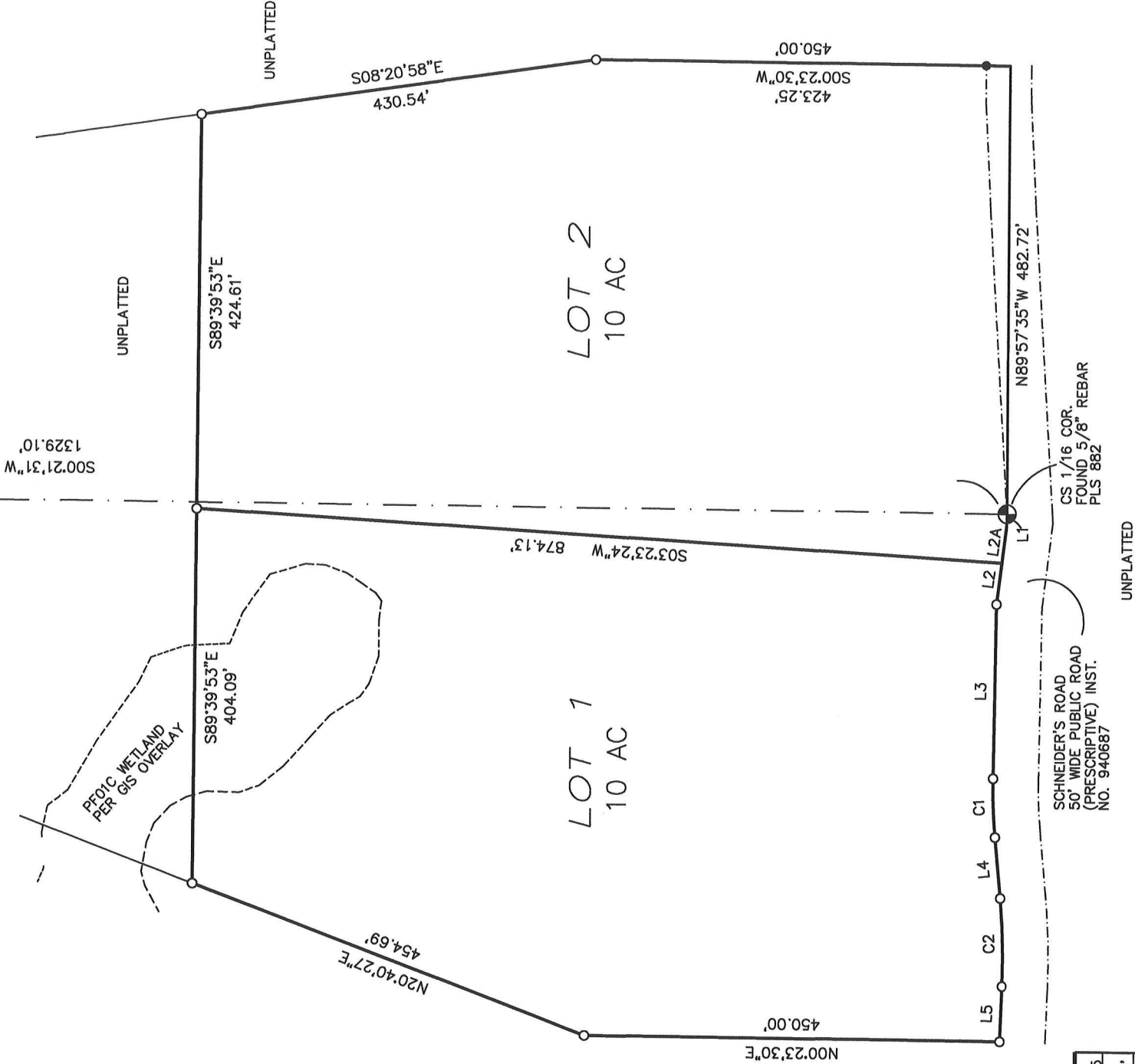
100' 50' 0' 100'

4
QUARTER CORNER
S4 ONLY, FD. 1" DRILL
STEEL CP&F INST.
NO. 917020

2751.97'
S00°21'31"W
BASIS OF BEARING

4
5
N89°41'56"W
2641.23'

QUARTER CORNER
FD. 2.5" BRASS CAP
CP&F INST. NO.
1023123



KUCHERRY CREEK

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

DATE: 3-24-25
SCALE: 1"=100'
PROJ. NO.: 1577
SHT. 1 OF 2

KUCHERRY CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 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____

CHAIR, 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

DATE: 03-24-25
SCALE: NONE
DRAWN: JP
PROT. NO: 1577A
CAD FILE: S-MID-KUCHERRY
SHT 2 OF 2

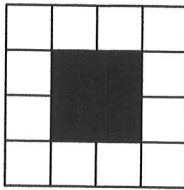
PROVOLT LAND SURVEYING, INC

P.O. BOX 580 PONDERAY, ID. 83852

(208) 290-1725

KUCHERRY CREEK

S.4, T.55N., R.3W., B.M.



NOTES

SUBJECT TO THE FOLLOWING:

1. RECORD OF SURVEY RECORDED JANUARY 26, 1979 AT INST. NO. 210298
2. AN EASEMENT FOR WELL, WATER PIPELINE AND APPURTENANCES RECORDED JUNE 4, 1981 AT INST. NO. 242804
3. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 9, 1987 AT INST. NO. 329886
4. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 28, 1988 AT INST. NO. 345020
5. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 16, 1991 AT INST. NO. 399173
6. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED SEPTEMBER 27, 1993 AT INST. NO. 432581
7. RECORD OF SURVEY RECORDED AUGUST 26, 1994 AT INST. NO. 451282
8. AN EASEMENT FOR THE PURPOSE OF ACCESS OVER AN EXISTING ROAD RECORDED DECEMBER 27, 2004 AT INST. NO. 666896
9. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 14, 2006 AT INST. NO. 719177
10. AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS & UTILITIES RECORDED OCTOBER 28, 2009 AT INST. NO. 782189
11. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO. 813949

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 4, TOWNSHIP 55 NORTH, RANGE 3 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 "KUCHERRY CREEK" 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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DEREK D KUCHERRY AND HOLLY KUCHERRY, HUSBAND AND WIFE, 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 "KUCHERRY CREEK" LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

1. NORTH 82 DEGREES 50' 17" WEST, 89.39 FEET;
2. NORTH 89 DEGREES 08' 36" WEST, 187.75 FEET;
3. 63.66 FEET ALONG A COUNTER CLOCKWISE CURVE WITH A RADIUS OF 597.36 FEET (THE CHORD OF WHICH BEARS SOUTH 87 DEGREES 48' 14" WEST, 63.63 FEET)
4. SOUTH 84 DEGREES 45' 04" WEST, 65.82 FEET;
5. 99.36 FEET ALONG A CLOCKWISE CURVE WITH A RADIUS OF 738.94 FEET (THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 26' 53" WEST, 95.29 FEET)
6. NORTH 87 DEGREES 51' 18" WEST, 59.59 FEET;
7. THENCE NORTH 00 DEGREES 23' 30" EAST, 450.00 FEET; THENCE NORTH 20 DEGREES 40' 27" EAST, 454.69 FEET; THENCE SOUTH 89 DEGREES 39' 53" EAST, 828.71 FEET; THENCE SOUTH 08 DEGREES 20' 58" EAST, 430.54 FEET; THENCE SOUTH 00 DEGREES 23' 30" WEST, 450.00 FEET; THENCE NORTH 89 DEGREES 57' 35" WEST, 482.72 FEET TO THE INITIAL POINT.

HOLLY KUCHERRY

DEREK D KUCHERRY

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF ____ 20____, BEFORE ME

PERSONALLY APPEARED DEREK D KUCHERRY AND HOLLY KUCHERRY 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 _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC