

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX) planning abonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY: FILE # RECEIVED: MLD0029-25 RECEIVED yle.snider , 5/5/2025, 7:21:33 PROJECT DESCRIPTION: Name of Minor Land Division plat. SELLE VIEW APPLICANT INFORMATION: Landowner's name: STEWARDSHIP LAND MANAGEMENT, LL Mailing address: 130 McCree RD. Suite 200 City: KOOTENA! State: ID Zip code: 83840 Telephone: 208-255-8597 Fax: E-mail LUKER EVERGREEN-BEATTY. 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 #: 3 Township: 57N Range: 1 W Parcel acreage: 10.72.kc Parcel # (s): R.P03418000020A Current zoning: AF 10 (ZONECHANCE IN Comprehensive plan designation: จบช PROCOCCE Within Area of City Impact: Yes No If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:							
This application is for :							
Lot	t #1	Proposed acreage:	Remainde	er	Proposed acreage:	The state of the s	
Lot	t #2	Proposed acreage:	Do the proposed lots meet the			:	
Lot	#3	Proposed acreage:	required depth to width ratio and applicable angle of intersection per BCRC 12-621:		Yes No		
Lot	t #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	
We	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	Are proposed lots split by city, county, zoning, or public R-O-W boundaries?						
Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0950E							
Other pertinent information (attach additional pages if needed):							
-				***************************************			
	16 b - 8 1 1/2 m - 18 1/2 m - 7 m - 18 1/2 m	DRMATION: the appropriate boxes:	e aller armalis limited lingum outstangen, men til attannalmantal				
П	Private Ea	THE RECEIPT OF THE BUSINESS OF THE RECEIPT OF THE R	and the second second second second	□ Ex	isting Proposed	end freed frequencies and restourt and a destructive areas a manager as an executive state of the contract of the	
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	Public Ro	ad	i i fingel i gravita daspatanska kali jelu ka primajaji jelu .	Ex	isting Proposed		
	Combinat	ion of Public Road/Private Ea	sement	☐ Ex	isting 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: 55-66 RDW DLDHWY FRONT GE. CRAVEL 24 WIFE							
	List existing access and utility easements on the subject property						

8	SERVICES:						
V	Which power company will serve the project site? AVISTA						
Which fire district will serve the project site? SAGLE							
2	sewage disposal will be provided by:						
L	Existing Community System						
L	Proposed Community System						
X	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 SYSTEMS							
Note: Please attach the necessary proof of urban services if required.							
Will the sanitary restriction be lifted by the Panhandle Health District?							
, VA	Vater will be supplied by:						
L	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:							
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.							
Lá	andowner's signature:						
Landowner's signature: Date:							



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SELLE VIEW BASIS OF BEARING BASIS OF BEARING IS THE IDAHO TRANSPORTATION RECORD OF SURVEY INST. NO. 831975, RECORDS OF BONNER COUNTY, IDAHO. A REPLAT OF LOT 2, SELLE VALLEY MEADOWS, SECTION 3, TOWNSHIP 57 NORTH, RANGE 1 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 INSTRUMENT 234435 & 209368, RLS 974 2. RECORD OF SURVEY INSTRUMENT 243189, RLS 898 INTERMITENT STREAM 3. RECORD OF SURVEY INSTRUMENT 614956, PLS 882 RECORD OF SURVEY INSTRUMENT 831975, PLS 14879 5. RECORD OF SURVEY INSTRUMENT 854293, PLS 9905 6. PLAT OF WHISPER RIDGE AT SUNNYSIDE, BK 11, PG 83, PLS 12110 7. PLAT OF THE McGHEE SUMMER PLACE, BK 12, PG 17, PLS 7156 35 36 S 40°18'54" PURPOSE OF SURVEY / NARRATIVE 3.00 THE PURPOSE OF THIS SURVEY IS AS AN EXHIBIT FOR A ZONE CHANGE APPLICATION N35'49'44"E NOTES N1. DRAINFIELD EASEMENT INST. NO. 976551 N2. 30' WIDE EASEMENT INST. NO. 976551 (UNPLATTED) (UNPLATTED) N3. 30' WIDE EASEMENT INST. NO. 97655. 10' WIDE UTILITY EASEMENT L1 & L2 ARE CENTERLINE. N 20'08'32" W N4. 30' WIDE EASEMENT INST. NO. 976201 173.52 FOUND 1.25" BRASS CAP PLS 974, CP&F FILED 09/14/16. FOUND 2 1/2" DIA. BRASS CAP, RLS 882 28.73' NORTH OF STANDARD PARALLEL. SEE SURVEY REFERENCES (1) & (7) CP&F FILED INSTRUMENT NO. 877366 1312.69' S89'22'57"E 35 LEGEND S89°22'57"E 465.73' S89'22'57"E 751,44 00'56'27" W O FOUND 5/8" DIA. X 24" LONG REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED _FOUND 2 1/2" AC, PLS 882 CP&F FILED AT INST. 713719 9/22/06 431.25' 3 51.97 28.73 LOT 1 SELLE VALLEY MEADOWS BK. 16 PG. 21 FOUND HIGHWAY RIGHT OF WAY MONUMENT UNLESS OTHERWISE NOTED S20'08'32"E IFFOX OF OLD HWY ▲ FOUND 1/2" REBAR PLS 974, UNLESS OTHERWISE NOTED \ S87'03'53"<u>E</u> \ 3.00' ∞ SET TWO 5/8" DIA, X 24" LONG REBAR WITH PLASTIC CAP, PLS 7879, 3' APART FOR RIGHT OF WAY WIDTH CHANGE. THE MCGHEE SUMMER PLACE BOOK 12 PLATS, PAGE 17 INTERMITENT STREAM PER NWI S02'55'44"\ LOT 1 5.36 AC. 200.88 CALCULATED POINT, NOT SET. ▼ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879 L15 UNPLATTED SELLE VIEW RADIUS DELTA ANGLE 446.27' | 94'29'09.56" 639.46' | 29'32'34.36" 67.00' | 23'04'18.00" N83'04'39"W 6" N 83'04'19" E 655.34' " S 34'54'49" E 326.08' " S 08'36'01" E 40.94' " S 89'03'14" E 40.94' " S 80'48'51" E 809.98' " S 72'21'55" E 62.60' " S 67'23'15" E 452.53' " N 85'15'49" E 520.51' 'N 85'15'23" E 538.25' S 78'08'07" W 91.71' N 83'33'58" E 80.69' 7.35.94 329.72' 26.98' 40.94' 812.51' 62.61' 452.97' 521.25' 538.25' 118.83' 100.13' (UNPLATTED) 67.00' 23'04'18.00" 2967.29' 0'47'26.00" 2967.29' 15'41'20.12" 2967.29' 8'44'47.46" 2817.27' 10'35'02.96" 2917.27' 10'35'11.00" 48.93' 139'08'02" 44.96' 127'35'54" LOT CORNER FALLS IN POND, OFFSET MONUMENT (CORNER BEARS, N89°54'55"E 15.04' N89'26'12"W LOT 3 SELLE VALLEY MEADOWS OF BK. 16 PG. 21 213.78 L=288.96' S79'56'25"W MONTANA RAIL LINK _S01'02'57"W 579*57'47"\ FOUND 5/8" REBAR PLS 12110 L=222.89' R=2767.29 S 79°57'47" W S.3, T.56N., R.1W., B.M. WHISPER RIDGE AT SUNNYSIDE BOOK 11 PLATS, PAGE 83 SHEET TITLE: 4-21-25 SCALE: FOUND 5/8 REBAR AT LOCATION OF ROS 495474 WITH OFFSET MONUMENTS SET AT R/W INTERSECTION, 559553 & PLAT OF SUNNYSIDE HIGHLANDS CP&F FILED INST. NO. 847649 7/22/13 CP&F FILED 7/14/94 REFERENCED MONUMENT LOCATION FROM ROS 854293 CP&F FILED 11-08-1985 **SELLE VIEW MLD** 1"=200' 2 DP PROJ. NO.: 1089A 10 PROVOLT LAND SURVEYING, INC **PO BOX 580, PONDERAY, ID. 83852** 208-290-1725 SHT_1 OF_2

SELLE VIEW

A REPLAT OF LOT 2, SELLE VALLEY MEADOWS, SECTION 3, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE	NOTES	DANIHANDIE HEALTH DICTDICT 1
THIS IS TO CERTIFY THAT STEWARDSHIP LAND MANAGEMENT, LLC AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOW AS "SELLE VIEW", BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3.	WATER TO BE SUPPLIED BY INDIVIDUAL WELLS. SEWER TO BE SUPPLIED BY INDIVIDUAL SYSTEMS. SOLID WASTE TO BE HAULED TO LAND FILL. INTENDED USE TO BE RESIDENTIAL.	PANHANDLE HEALTH DISTRICT 1 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
TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	SUBJECT TO THE FOLLOWING:	SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.
LOT 2, SELLE VALLEY MEADOWS, RECORDED IN BK. 16, PG. 21, RECORDS OF BC, ID.	1) AN EASEMENT GRANTED TO MOUNTAIN STATES POWER, RECORDED NOVEMBER 4, 1952, INSTRUMENT 47564.	
STEWARDSHIP LAND MANAGEMENT, LLC	2) AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO., RECORDED OCTOBER 18, 1954, INSTRUMENT 51492.	
OTEWARDS III CARD III/WASCINERY, EEG	3) RECORD OF SURVEY RECORDED SEPTEMBER 6, 2012, INSTRUMENT 831975.	COUNTY TREASURER'S CERTIFICATE
BY; JORDAN REDMAN, MEMBER	4) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED AUGUST 23, 2018, INSTRUMENT 926595.	I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20
BY; LUKE WEBSTER, MEMBER	5) DEED OF TRUST, BENEFICIARY ALPHA CAPITAL LLC, DATED SEPTEMBER 24, 2019, RECORDED SEPTEMBER 26, 2019, INSTRUMENT NO. 945803.	APPROVED THIS DAY OF 2025.
		BONNER COUNTY TREASURER
ACKNOWLEDGMENT		PLANNING DIRECTOR'S CERTIFICATE
STATE OF COUNTY OF		THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 2025.
ON THISDAY OF, 2025, BEFORE ME PERSONALLY APPEARED JORDAN REDMAN IN HIS CAPACITY AS A MEMBER OF STEWARDSHIP LAND MANAGEMENT, LLC, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME	SURVEYOR'S CERTIFICATE HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER	BONNER COUNTY PLANNING DIRECTOR
THAT HE EXECUTED THE SAME AS A MEMBER. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.	MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 3, TOWNSHIP 57 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.	COUNTY COMMISSIONERS' CERTIFICATE THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
NOTARY PUBLIC FOR THE STATE OF RESIDING AT:	DATED THIS DAY OF 2025.	DATED THIS DAY OF, 2025.
MY COMMISSION EXPIRES:	ZOZS. ZOZS.	
NOTARY PUBLIC	DAN I. PROVOLT, PLS 7879 (7879)	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
ACKNOWLEDGMENT	DAW I. PROVO	RECORDER'S CERTIFICATE
STATE OF		FILED THIS DAY OF, 2025, AT,M.,
ON THISDAY OF, 2025, BEFORE ME	COUNTY SURVEYOR'S CERTIFICATE	INSTRUMENT No, BOOK, PAGE
PERSONALLY APPEARED LUKE WEBSTER IN HIS CAPACITY AS A MEMBER OF STEWARDSHIP LAND MANAGEMENT, LLC, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS	I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "PLAT OF SELLE VIEW" 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.	FEE:
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS A MEMBER.	DATED THIS DAY OF	
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE	•	CUEST TITLE
NOTARY PUBLIC FOR THE STATE OF RESIDING AT:	BONNER COUNTY SURVEYOR	SHEET TITLE: SELLE VIEW MLD DATE: 4-21-2: SCALE: NONE DRAWN:
MY COMMISSION EXPIRES:		DRAWN: DF

NOTARY PUBLIC

NONE DP

1089A

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PROVOLT LAND SURVEYING, INC PO BOX 580, PONDERAY, ID. 83852

208-290-1725