



# 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 #	RECEIVED:
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat:
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### APPLICANT INFORMATION:

Landowner's name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description:			
Current zoning:	Current use:		
What zoning districts border the project site?			

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes:      No:      If yes, which city?:	
Detailed Directions to Site: _____	
_____	
_____	
_____	
_____	

### ADDITIONAL PROJECT DESCRIPTION:

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
_____		
_____		

### SITE INFORMATION:

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:	
_____	
_____	
_____	
_____	
Water courses (lakes, streams, rivers & other bodies of water): _____	
_____	
_____	
_____	
Springs & wells: _____	
_____	
_____	

Existing structures (size & use): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site? ☐ Yes ☐ No

Source of information:

Flood Hazard Zones located on site: ☐X ☐D ☐A ☐AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### ACCESS INFORMATION:

Please check the appropriate boxes:

☐ Private Easement      ☐ Existing      ☐ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ Public Road      ☐ Existing      ☐ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ Combination of Public Road/Private Easement      ☐ Existing      ☐ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is public road dedication proposed as part of this minor land division?

☐ Yes      ☐ No

List existing access and utility easements on the subject property.

**SERVICES:**

Sewage disposal will be provided by:

☐Existing Community System - List name of sewer district or provider and type of system: \_\_\_\_\_☐Proposed Community System - List type & proposed ownership: \_\_\_\_\_☐Individual system - List type: \_\_\_\_\_Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will the sanitary restriction be lifted by the Panhandle Health District?

☐Yes ☐ No

Water will be supplied by:

☐Existing public or community system - List name of provider: \_\_\_\_\_☐Proposed Community System - List type & proposed ownership: \_\_\_\_\_☐Individual wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site?

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.

Representative's signature: \_\_\_\_\_

Date: 5-7-25

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

"ARDEN INDUSTRIAL"

SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "ARDEN INDUSTRIAL" 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\_\_\_\_\_,2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS\_\_DAY OF\_\_\_\_\_, 2025.

BONNER COUNTY PLANNING DIRECTOR

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 SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS\_\_DAY OF\_\_\_\_\_, 2025.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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\_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SKYE L.M. KUPRIENKO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "ARDEN INDUSTRIAL", A REPLAT OF LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

SAID PARCEL CONTAINING APPROXIMATELY 6.77± ACRES

WATER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SEWER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SKYE L.M. KUPRIENKO

OWNER'S ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS\_\_DAY OF\_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED SKYE L.M. KUPRIENKO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS 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: \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

RECORDER'S CERTIFICATE

FILED THIS\_\_DAY OF\_\_\_\_\_,2025, AT\_\_\_\_.M. IN BOOK\_\_\_\_OF PLATS AT PAGE\_\_\_\_AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

17752	PUBLIC UTILITY EASEMENT RECORDED: JUNE 17, 1911
210171	RIGHT-OF-WAY EASEMENT RECORDED: JANUARY 23, 1979
336623	RIGHT-OF-WAY EASEMENT RECORDED: JUNE 24, 1987
406439	RIGHT-OF-WAY EASEMENT RECORDED: MAY 28, 1992
658818	GRIFFIN SEWER AGREEMENT RECORDED: SEPTEMBER 8, 2004
689159	RIGHT-OF-WAY EASEMENT RECORDED: OCTOBER 7, 2005
10566	CONDITION OF THE ORIGINAL PLAT RECORDED: 1986 IN BOOK 4 OF PLATS, PAGE 51
714935	CONDITIONS OF THE REPLAT RECORDED: OCTOBER 11, 2006

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 31, TOWNSHIP 54 NORTH, RANGE 4 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.



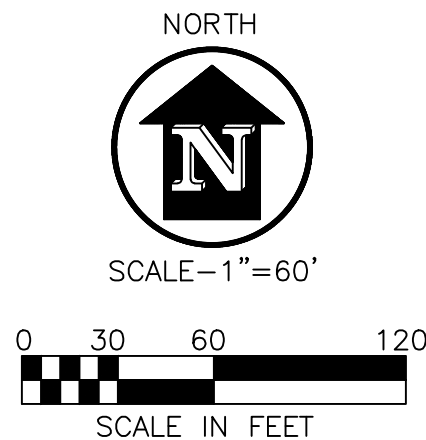
DATE

TODD J. POCOCK  
PLS No. 4371057

SECTION 31, TWP 54N, RNG 4W,B.M. 	SHEET TITLE: <b>"ARDEN INDUSTRIAL"</b>	DATE: <b>05-06-25</b> SCALE: <b>NONE</b> DRAWN: <b>JMB</b> CHECKED: <b>TJP</b>
	<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	PROJ.NO.: <b>11232-25-001</b> CAD FILE NO. <b>KUPRIENKO-MLD-2025</b> SHT <u>1</u> OF <u>2</u>



# "ARDEN INDUSTRIAL"



## SURVEYOR'S NOTES

1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN  
HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL  
16017C1325E EFFECTIVE DATE 11/18/2009.

## BASIS OF BEARING

BEING THE WESTERLY LINE OF LOT 6C AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

## ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.

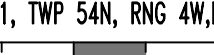

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP0140200106COA AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

## LEGEND

- \* ● ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057  
 ○ ..... FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 10677,  
 UNLESS OTHERWISE NOTED  
 ● ..... FOUND 5/8" REBAR, NO CAP  
 □ ..... FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 6107  
 ( ) ..... INFORMATION AS SHOWN ON THE REPEAT OF LOT 11 OF THE SPIRIT  
 VALLEY INDUSTRIAL PARK AND REPEAT OF LOT 6A OF THE REPEAT  
 OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL  
 PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT  
 LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN  
 BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF  
 BONNER COUNTY, IDAHO

RECORDED'S  
CERTIFICATE

SECTION 31, TWP 54N, RNG 4W,B.M.  	SHEET TITLE:  <h2 style="text-align: center; margin: 0;">"ARDEN INDUSTRIAL"</h2> <div style="display: flex; align-items: center; justify-content: center;">  <div style="text-align: center;"> <h1 style="margin: 0;">James A. Sewell and Associates, LLC</h1> <p style="margin: 0;">ENGINEERS – SURVEYORS – PLANNERS</p> <p style="margin: 0;">NEWPORT, WASHINGTON, 99156, (509)447-3626</p> </div> </div>	DATE: 05-06-25 SCALE: 1"=60' DRAWN: JMB CHECKED: TJP PROJ. NO.: 11232-25-001 CAD FILE NO. KUPRIENKO-MLD-2025 SHT <u>2</u> OF <u>2</u>
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