

# 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:

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: **RRR RANCH**

### APPLICANT INFORMATION:

Landowner's name: **Rip Rap Roost, LLC**

Mailing address: **450 Carner Ct - W**

City: **Richland**

State: **WA**

Zip code: **99352**

Telephone: **N/A**

Fax: **N/A**

E-mail: **N/A**

### REPRESENTATIVE'S INFORMATION:

Representative's name: **JOHN STEARNS**

Company name: **STEARNS SURVEYING**

Mailing address: **1869 E Seltice Way #353**

City: **Post Falls**

State: **ID**

Zip code: **83854**

Telephone: **208 696 2017**

Fax: **N/A**

E-mail: **John @ Stearns Surveying .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 #: **27, 28** Township: **57 N** Range: **03 W** Parcel acreage: **44.081**

Parcel # (s): **Portions of RP57N03W28 7200A, RP57N03W27 5551A**

Current zoning: **Rural 10 (R-10)**

Current use: **Rural Residential (5-10 Ac)**

Comprehensive plan designation: **Ag/Forest Land**

Within Area of City Impact: ☒ Yes ☐ No

If yes, which city?: **Dover**

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

Lot #1	Proposed acreage: <u>10.195</u>	Remainder	Proposed acreage: <u>0.000</u>
Lot #2	Proposed acreage: <u>10.515</u>	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <u>see attached "D:W STUDY"</u>	
Lot #3	Proposed acreage: <u>13.011</u>		
Lot #4	Proposed acreage: <u>10.360</u>		

**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) <b>Note:</b> 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 checked="" type="checkbox"/> AE	DFIRM MAP: <u>16017C0690E</u> <u>BONNER CO 160206</u>
Other pertinent information (attach additional pages if needed): <u>lots are designed to have homesites away from steep areas, wetlands, and floodplain.</u>	

**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 &amp; name, if existing:

SMITH CREEK RD, public ROW, gravel, 16' wide, 2% grade, 50' ROW.  
WRENCO LOOP, public ROW, asphalt, 24' wide, 7% grade, 50' ROW.

List existing access and utility easements on the subject property.

EASEMENT, Instr. No. 1052869 is on this property for the benefit of adjacent property (for ingress, egress, and utilities). It can be converted to "exclusive" if needed.  
Also see Subdivision Guarantee, Exceptions 7, 9, 10, 12, 14, and 16.



**SERVICES:**Which power company will serve the project site? Northern Lights, Inc.Which fire district will serve the project site? West Side Fire**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual systemExplain 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: Individual septic systems, approved by PHD.**Note:** Please attach the necessary proof of urban services if required.

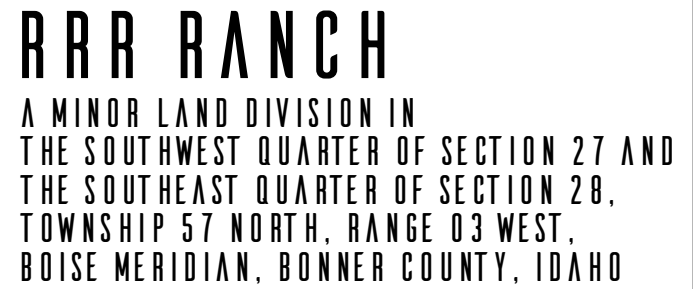
Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual wellPlease explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual well by lot owner.**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.

Agent  
Landowner's signature: John Stewart Date: 10 09 25

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



## LEGEND

● 1234	FOUND 5/8" REBAR SURVEY MONUMENT (MARKED WITH SURVEYOR LICENSE NUMBER) (EXCEPT AS NOTED)
◆	CALCULATION POINT (NOTHING FOUND OR SET)
●	5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798" (PER R-1)
●	SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
●	(TO BE) SET TRUE POINT OF BEGINNING (TPOB) 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TPOB RRR RANCH PLS 8798 2025"

- # NOTES
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO, FIRST AMERICAN TITLE COMPANY COMMITMENT ORDER (R-2), DATED OCTOBER 3, 2025, AND/OR AS INDICATED IN NOTES (BELOW).
  - 2) APPROXIMATE WETLANDS OUTLINES ARE SHOWN PER NATIONAL WETLANDS INVENTORY. "PF01C" AND "P551C" AND "R45BC" INDICATE AREAS THAT ARE SEASONALLY FLOODED. "RSUBH" AND "L1UBH" ARE CONSIDERED PERMANENTLY FLOODED. SEE NATIONAL WETLANDS INVENTORY DESCRIPTIONS FOR MORE DETAILS.
  - 3) APPROXIMATE FLOODPLAIN (ZONE AE) "BASE FLOOD ELEVATION" LIMITS ARE SHOWN PER NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND FIRM PANEL. SEE BONNER COUNTY FIRM PANEL 16017C0690E FOR MORE DETAILS.
  - 4) SMITH CREEK AND INTERMITTENT UNNAMED CREEKS ARE SHOWN PER BONNER COUNTY GIS MAPS.
  - 5) NOT ALL EASEMENTS FROM SUBDIVISION GUARANTEE ARE MAPPABLE OR RELEVANT.

## SURVEY REFERENCES

- R-1 RECORD OF SURVEY, INSTRUMENT #1052673, PLS 8798, STEARNS, 2025  
R-2 SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE CO., COMMITMENT #5010500-0020421E, 2025  
R-3 EASEMENT FOR TRANSMISSION LINE, INSTRUMENT #33453, 1954  
R-4 EASEMENT FOR ELECTRIC LINES, INSTRUMENT #702899, 2006  
R-5 EASEMENT FOR INGRESS, EGRESS, UTILITIES, INSTRUMENT #1052869, 2025

## BASIS OF BEARINGS

BASIS OF BEARINGS IS N 00°10'07" E, PER R-1.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: IDENTIFYING PARCEL AND LOT CORNERS AND SUBDIVIDING THE PARCEL BY MEANS OF BONNER COUNTY'S "MINOR LAND DIVISION" PROCESS.

**PRELIMINARY**

JOHN STEARNS  
JOHN STEARNS, PLS  
OCTOBER 10, 2025  
DATE



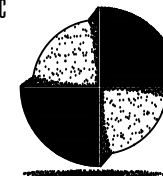
S-T-R  
27 AND 28-57N-03W

CLIENT  
RIP RAP ROOST LLC

DATE  
OCTOBER, 2025

PROJECT  
25.096

PHONE  
208.696.2017



**STEARNS**  
**SURVEYING**

WWW.STEARNSSURVEYING.COM

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, RIP RAP ROOST LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "RRR RANCH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET MONUMENT, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28 BEARS N31°58'49"W, 1264.23 FEET, AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS S24°16'11"W, 1647.30 FEET, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N7°56'20"E, 622.91 FEET TO A POINT;  
THENCE N6°44'20"E, 503.45 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;  
THENCE S48°56'17"E, 341.09 FEET TO A POINT;  
THENCE S30°31'56"E, 128.45 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SMITH CREEK ROAD;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S13°42'28"E, 129.75 FEET TO A POINT;  
THENCE S21°35'36"E, 380.81 FEET TO A POINT;  
THENCE S18°46'14"E, 66.05 FEET TO A POINT;  
THENCE 112.60 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1617.29 FEET, A CENTRAL ANGLE OF 3°59'21", AND A CHORD BEARING AND DISTANCE OF S20°48'03"E 112.58 FEET TO A POINT;  
THENCE S22°51'20"E, 175.30 FEET TO A POINT;  
THENCE 168.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 314.25 FEET, A CENTRAL ANGLE OF 30°41'08", AND A CHORD BEARING AND DISTANCE OF S7°33'02"E 166.29 FEET TO A POINT;  
THENCE S7°45'18"W, 352.96 FEET TO A POINT;  
THENCE 67.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 319.54 FEET, A CENTRAL ANGLE OF 12°02'33", AND A CHORD BEARING AND DISTANCE OF S1°38'47"W 67.04 FEET TO A POINT;  
THENCE 365.46 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 315.14 FEET, A CENTRAL ANGLE OF 66°26'39", AND A CHORD BEARING AND DISTANCE OF S37°42'05"E 345.32 FEET TO A POINT;  
THENCE S70°56'25"E, 322.70 FEET TO A POINT;  
THENCE 107.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1432.10 FEET, A CENTRAL ANGLE OF 4°17'05", AND A CHORD BEARING AND DISTANCE OF S73°05'34"E 107.07 FEET TO A POINT;  
THENCE S74°57'16"E, 14.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 2;  
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY RIGHT-OF-WAY, S17°56'36"W, 23.84 FEET TO A POINT;  
THENCE S50°19'11"E, 163.61 FEET TO A POINT;  
THENCE S66°35'22"W, 125.43 FEET TO A POINT;  
THENCE S57°24'24"W, 517.60 FEET TO A POINT;  
THENCE 66.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1574.32 FEET, A CENTRAL ANGLE OF 2°25'49", AND A CHORD BEARING AND DISTANCE OF S49°41'51"W 66.77 FEET TO A POINT;  
THENCE N64°48'02"W, 188.72 FEET TO A POINT;  
THENCE S43°26'44"W, 65.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WRENCO LOOP;  
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID EASTERLY RIGHT-OF-WAY, N39°23'20"W, 243.24 FEET TO A POINT;  
THENCE 109.10 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1563.98 FEET, A CENTRAL ANGLE OF 3°59'48", AND A CHORD BEARING AND DISTANCE OF N41°20'07"W 109.08 FEET TO A FOUND MONUMENT;  
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, N49°28'21"E, 43.45 FEET TO A FOUND MONUMENT;  
THENCE N24°52'20"W, 807.44 FEET TO A FOUND MONUMENT;  
THENCE N77°55'28"W, 117.15 FEET TO A POINT TO A FOUND MONUMENT ON THE SAID EASTERLY RIGHT-OF-WAY;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N75°36'19"W, 432.05 FEET TO A POINT;  
THENCE 171.19 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 504.56 FEET, A CENTRAL ANGLE OF 19°26'21", AND A CHORD BEARING AND DISTANCE OF N65°51'24"W 170.37 FEET TO A POINT;  
THENCE N56°06'35"W, 33.12 FEET TO A POINT;  
THENCE 138.94 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.34 FEET, A CENTRAL ANGLE OF 28°54'41", AND A CHORD BEARING AND DISTANCE OF N41°36'44"W 137.47 FEET TO A POINT;  
THENCE N27°06'56"W, 156.92 FEET TO A POINT;  
THENCE 122.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.65 FEET, A CENTRAL ANGLE OF 42°18'02", AND A CHORD BEARING AND DISTANCE OF N48°13'11"W 119.54 FEET TO A POINT;  
THENCE N69°19'26"W, 97.76 FEET TO A POINT;  
THENCE 42.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 22°31'53", AND A CHORD BEARING AND DISTANCE OF N57°55'54"W 42.27 FEET TO A POINT;  
THENCE LEAVING SAID RIGHT-OF-WAY, N24°21'52"E, 245.19 FEET TO A POINT;  
THENCE S66°52'26"E, 928.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT PUBLIC ROADS AND RIGHT OF WAYS.

WATER SERVICE TO BE BY INDIVIDUAL WELL.  
SANITARY SEWER SERVICE TO BE BY INDIVIDUAL ON-SITE SYSTEMS.

SIGNATURE: KYM DAVID, MANAGER DATE:

RRR RANCH  
A MINOR LAND DIVISION IN SECTIONS 27 AND 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

AREA OF CITY IMPACT CERTIFICATE

THIS PLAT IS WITHIN THE AREA OF CITY IMPACT FOR DOVER, IDAHO, AND HAS BEEN EXAMINED AND APPROVED.

DATED THIS DAY OF , 2025.

CITY OF DOVER REPRESENTATIVE

SANITARY RESTRICTION

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 COMMISIONERS' CERTIFICATE

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

DATED THIS DAY OF , 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS DAY OF , 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR .

DATED THIS DAY OF , 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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

ACKNOWLEDGEMENT

STATE OF ,  
COUNTY OF

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2025, BY

KYM DAVID, MANAGER, RIP RAP ROOST LLC

NOTARY PUBLIC FOR THE STATE OF  
RESIDING AT  
MY COMMISSION EXPIRES:

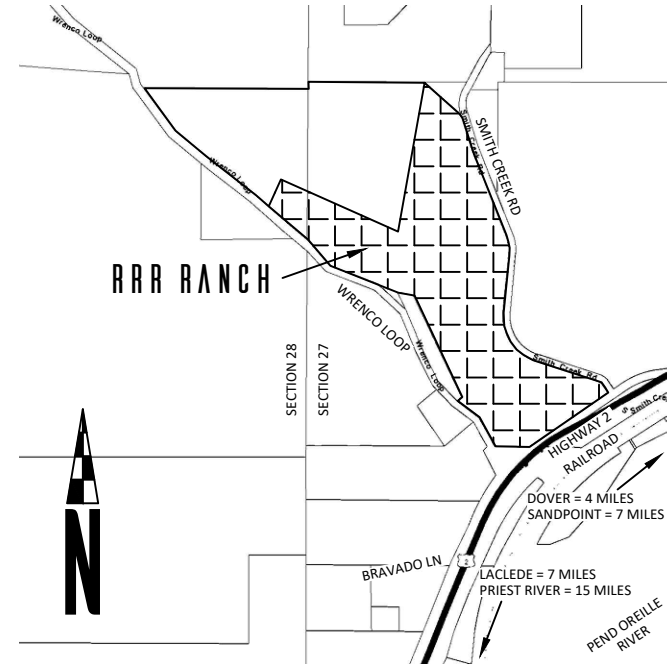
RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2025, AT . M.,

IN BOOK OF PLATS AT PAGE , AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER FEE:

BONNER COUNTY RECORDER



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

PRELIMINARY

JOHN STEARNS  
JOHN STEARNS, PLS  
OCTOBER 10, 2025  
DATE



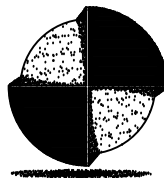
S-T-R  
27 AND 28-57N-03W

CLIENT  
RIP RAP ROOST LLC

DATE  
OCTOBER, 2025

PROJECT  
25.096

PHONE  
208.696.2017



STEARNS  
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2