CITY OF DEARY

401 Line Street ♦ Deary, ID 83823 ♦ (208) 877-1582

APPLICATION FOR LOT DIVISION OR LOT LINE ADJUSTMENT

DATE: 2-4-2021

APPLICANT NAME: Samuel May

ADDRESS: 707 1st Ave Deary ID 83823

PHONE: (208) 892-9101 **EMAIL:** samueljmay1984@gmail.com

Attached is a description of the Lot Division or Lot Line Adjustment process. In addition to the requirements found therein, before the City will consider this application for lot division or lot line adjustment, the following items will need to be submitted with the application unless otherwise waived:

☐ The applicant must provide a written statement explaining the proposed lot division or lot line adjustment, which shall include the current zone of the lot to be divided, the size of the original lot, the sizes of the resulting lots, a description of how the resulting lots will be served by City services, access for resulting lots, and how the lot division or lot line adjustment is in compliance with the City Code and Comprehensive Plan. The Application should also include Dimensioned and scaled site plan representing the following (existing and proposed):

a. Property lines
b. Adjacent streets and alleys
c. Curb cuts, driveways, and parking areas
d. Utility plans
e. Easements, if any
f. Site drainage
g. All structures; and
h. North arrow and scale

☐ Nonrefundable fees to cover administration and legal costs.

☐ An accurate legal description of the existing lot for which a lot division or lot line adjustment is being sought, and legal descriptions for the resulting lots.

☐ Applicant must provide a county assessor's map clearly describing and illustrating the subject property and showing the proposed lot division or lot line adjustment. All property owners and their addresses within 300 feet must also be included (for lot division).

☐ *The City Clerk may request additional information if necessary after review of the preliminary* application.

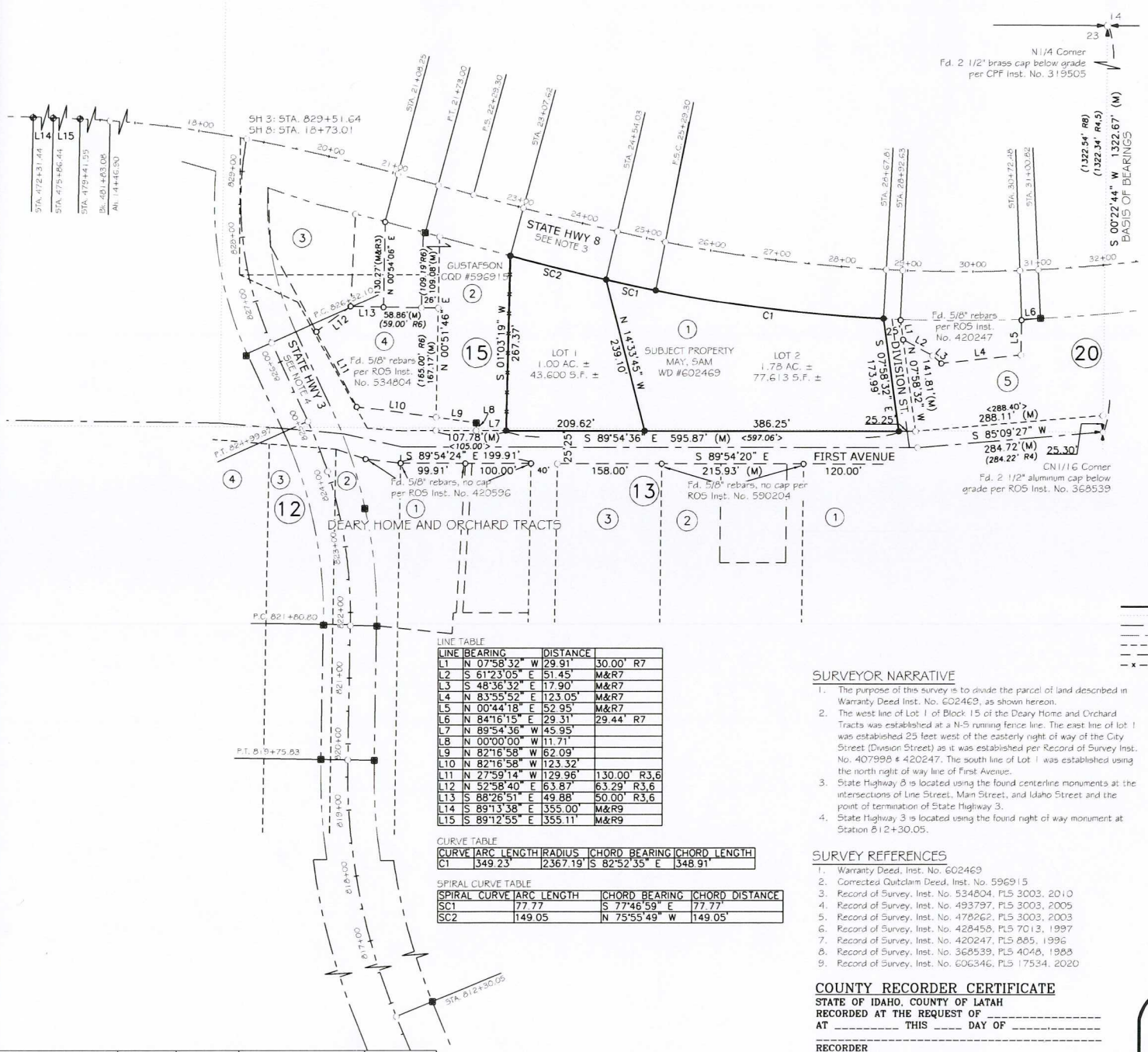
Samuel May
Applicant

2-4-2021
Date

T 40 N, R 2 W, S 23

MAY SHORT PLAT

Located in Lot 1, Block 15 of the Deary Home and Orchard Tracts to the City of Deary, Section 23, T40N, R2W, Boise Meridian, Latah County, Idaho



LEGEND

- Set 5/8" X 30" long rebar w/ aluminum cap LS 17534
- Found Property Corner as Described
- Calculated Position - Nothing Found or Set
- Found Concrete Right of Way Monument
- Found Section or 1/4 Section Corner
- Found Sectional Subdivision Corner
- (13) Block Number
- (3) Lot Number
- (M) Measured
- (R) Record Per Survey References
- < > Deary Home and Orchard Tracts
- Subject Property Boundary Line
- Section Subdivision Line
- Highway & City Street Centerline
- Highway Right of Way Line
- Deary Home and Orchard Tracts Line
- Adjacent Record of Survey Line
- Fenceline

LINE TABLE

LINE	BEARING	DISTANCE	
L1	N 07°58'32" W	29.91'	30.00' R7
L2	S 61°23'05" E	51.45'	M&R7
L3	S 48°36'32" E	17.90'	M&R7
L4	N 83°55'52" E	123.05'	M&R7
L5	N 00°44'18" E	52.95'	M&R7
L6	N 84°16'15" E	29.31'	29.44' R7
L7	N 89°54'36" W	45.95'	
L8	N 00°00'00" W	11.71'	
L9	N 82°16'58" W	62.09'	
L10	N 82°16'58" W	123.32'	
L11	N 27°59'14" W	129.96'	130.00' R3,6
L12	N 52°58'40" E	63.87'	63.29' R3,6
L13	S 88°26'51" E	49.88'	50.00' R3,6
L14	S 89°13'38" E	355.00'	M&R9
L15	S 89°12'55" E	355.11'	M&R9

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	349.23'	2367.19'	S 82°52'35" E	348.91'

SPIRAL CURVE TABLE

SPIRAL CURVE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
SC1	77.77	S 77°46'59" E	77.77'
SC2	149.05	N 75°55'49" W	149.05'

SURVEYOR NARRATIVE

1. The purpose of this survey is to divide the parcel of land described in Warranty Deed Inst. No. 602469, as shown hereon.
2. The west line of Lot 1 of Block 15 of the Deary Home and Orchard Tracts was established at a N-S running fence line. The east line of lot 1 was established 25 feet west of the easterly right of way of the City Street (Division Street) as it was established per Record of Survey Inst. No. 407998 & 420247. The south line of Lot 1 was established using the north right of way line of First Avenue.
3. State Highway 8 is located using the found centerline monuments at the intersections of Line Street, Main Street, and Idaho Street and the point of termination of State Highway 3.
4. State Highway 3 is located using the found right of way monument at Station 812+30.05.

SURVEY REFERENCES

1. Warranty Deed, Inst. No. 602469
2. Corrected Quitclaim Deed, Inst. No. 596915
3. Record of Survey, Inst. No. 534804, PLS 3003, 2010
4. Record of Survey, Inst. No. 493797, PLS 3003, 2005
5. Record of Survey, Inst. No. 478262, PLS 3003, 2003
6. Record of Survey, Inst. No. 428458, PLS 7013, 1997
7. Record of Survey, Inst. No. 420247, PLS 885, 1996
8. Record of Survey, Inst. No. 368539, PLS 4048, 1988
9. Record of Survey, Inst. No. 606346, PLS 17534, 2020

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found north quarter corner and the found center north sixteenth corner, said bearing being S 00°22'44" W.

PRELIMINARY
NOT FOR RECORDING

PROFESSIONAL LAND SURVEYOR LICENSED 17534 STATE OF IDAHO MICHAEL E. DAHLIN

COUNTY RECORDER CERTIFICATE

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____ THIS _____ DAY OF _____

_____
RECORDER

_____
DEPUTY

DATE	STATE	COUNTY	PROJECT	DRAWN BY
FEBRUARY 2021	ID	LATAH	MAY SHORT PLAT	TMH

RIM ROCK CONSULTING, INC.
Land Surveying
Site Planning
Mapping
129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

MAY SHORT PLAT

Located in Lot 1, Block 15 of the Deary Home and Orchard Tracts to the City of Deary, Section 23, T40N, R2W, Boise Meridian, Latah County, Idaho

T 40 N, R 2 W, S 23

City Planning and Zoning Certificate

Examined and approved by action of the Deary City Planning and Zoning Commission at their regular meeting with a quorum present on this _____ day of _____ 2021.

_____
Chairman

City Council Certificate

Examined and approved by action of the Deary City Council at their regular meeting with a quorum present on this _____ day of _____ 2021.

_____
Mayor

_____
Attest: City Clerk

City Engineer's Certificate

Examined and approved by the City Engineer this _____ day of _____ 2021.

_____
Deary City Engineer

North Central District Health Department

Sanitary Restrictions as required by Idaho Code, Title 50 Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
North Central District Health Dept. Date

Latah County Treasurer's Certificate

I hereby certify that the taxes and assessments on the property shown hereon have been paid for _____ and preceding years as of this _____ day of _____ 2021.

_____
Latah County Treasurer

Latah County Surveyor Certificate

I hereby certify that I have checked this Plat and find that it complies with the requirements of Title 50, Chapter 13, of the Idaho Code on this _____ day of _____ 2021.

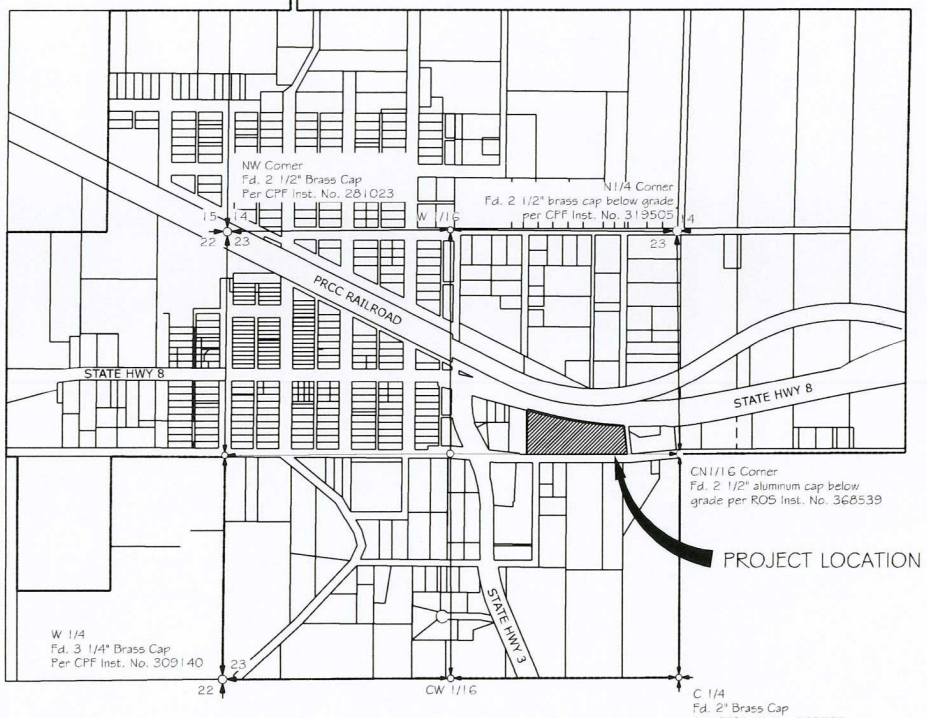
_____
Latah County Surveyor

NORTH

500 0 500 1000

ORIGINAL SCALE : 1" = 500 FEET

VICINITY MAP



Property Description

Lot 1, Block 15 of the Deary Home and Orchards Tracts, Excepting therefrom that portion of Lot 1 conveyed to the State of Idaho for Highway purposes, in Book 132 at page 512, records of Latah County, Idaho.

Owner's Certificate

We the undersigned declare that we are the owners of the land and premises included in the above property description and have caused said land to be subdivided and platted as shown hereon, to be known as the May Short Plat. We also declare that the platted lot will be served by the City of Deary water system in accordance with Section 50-1334(2), Idaho Code. In witness of this declaration, we set our hands:

_____ _____
Sam J. May Date

State of Idaho
County of Latah

Before me, the undersigned Notary Public, personally appeared Sam J. May, known to me to be the person who executed the foregoing instrument and acknowledged to me that they executed the same. In witness thereof, this _____ day of _____ 2021, I set my hand and affix my seal.

_____
Notary Public in and for the State of Idaho

Residing at _____

My commission expires _____

SURVEYOR CERTIFICATION

This map correctly represents a survey made by me or under my direction in accordance with Idaho Code Title 55O, Chapter 13, at the request of Sam J. May. This survey was completed in February, 2021.

PRELIMINARY
NOT FOR RECORDING

PROFESSIONAL LAND SURVEYOR LICENSED 17534 STATE OF IDAHO MICHAEL B. DAHLIN

Michael B. Dahlin - Idaho Professional Land Surveyor

COUNTY RECORDER CERTIFICATE

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____ THIS _____ DAY OF _____

_____
RECORDER

_____
DEPUTY

DATE	STATE	COUNTY	PROJECT	DRAWN BY
FEBRUARY 2021	ID	LATAH	MAY SHORT PLAT	TMH

RIM ROCK CONSULTING, INC.
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129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

010B
002D
503
002G
003F
003E
606
002A
002A
004D
705
707
001A
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215
003E
706
003B
700
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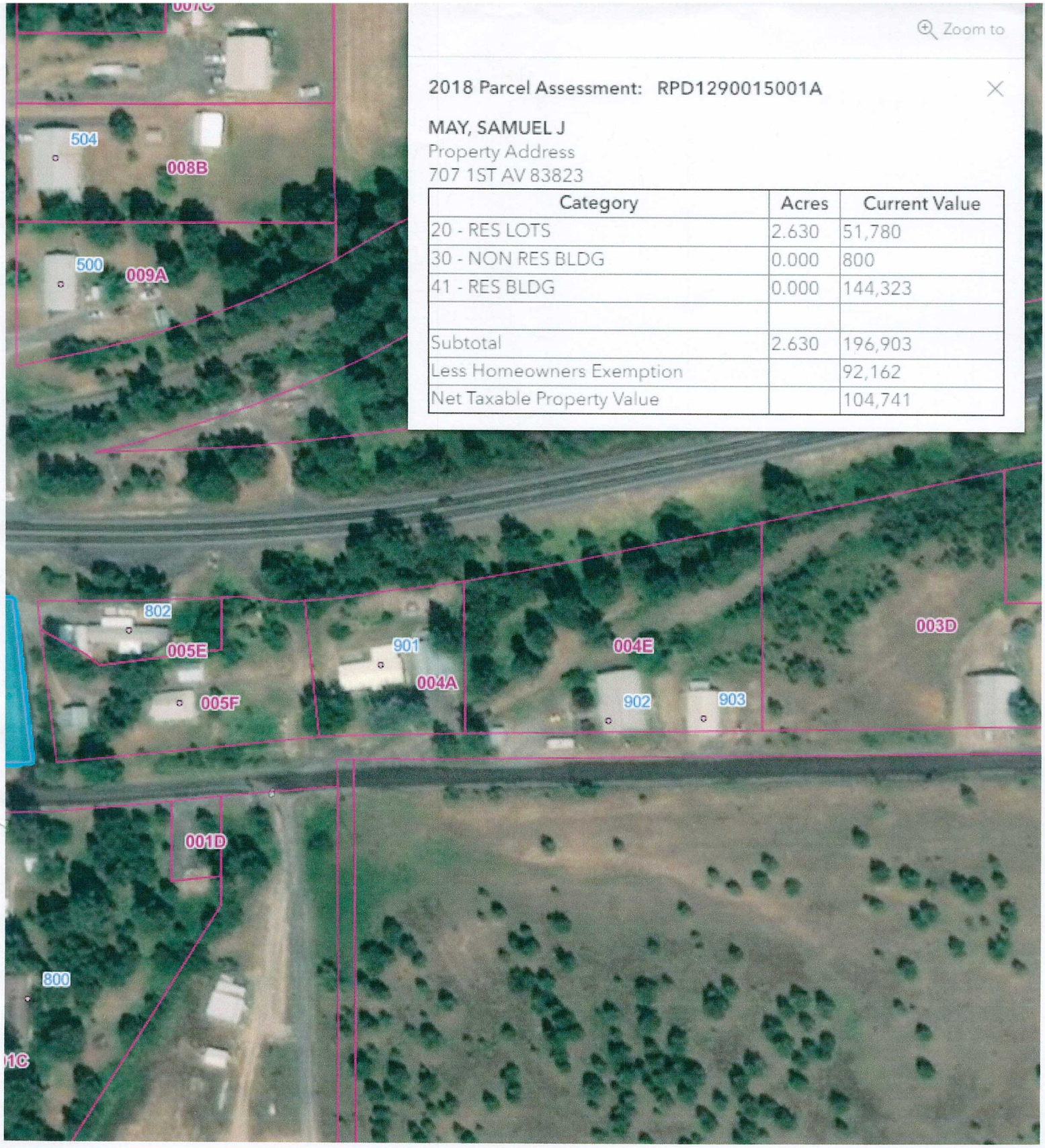
710
0020
003C
0020



Front 15 ~~30~~ ft.

side/rear 10 ft.

R1 Zone

min lotsize. 7000 square ft.

CITY OF DEARY
LOT DIVISION/LOT LINE ADJUSTMENT PROCESS

When required: For a subdivision of an original existing lot into no more than two lots or for the creation of a new lot, or for a lot line adjustment.

Contact Information: Judy Heath, City Clerk, (208) 877-1582

Process:

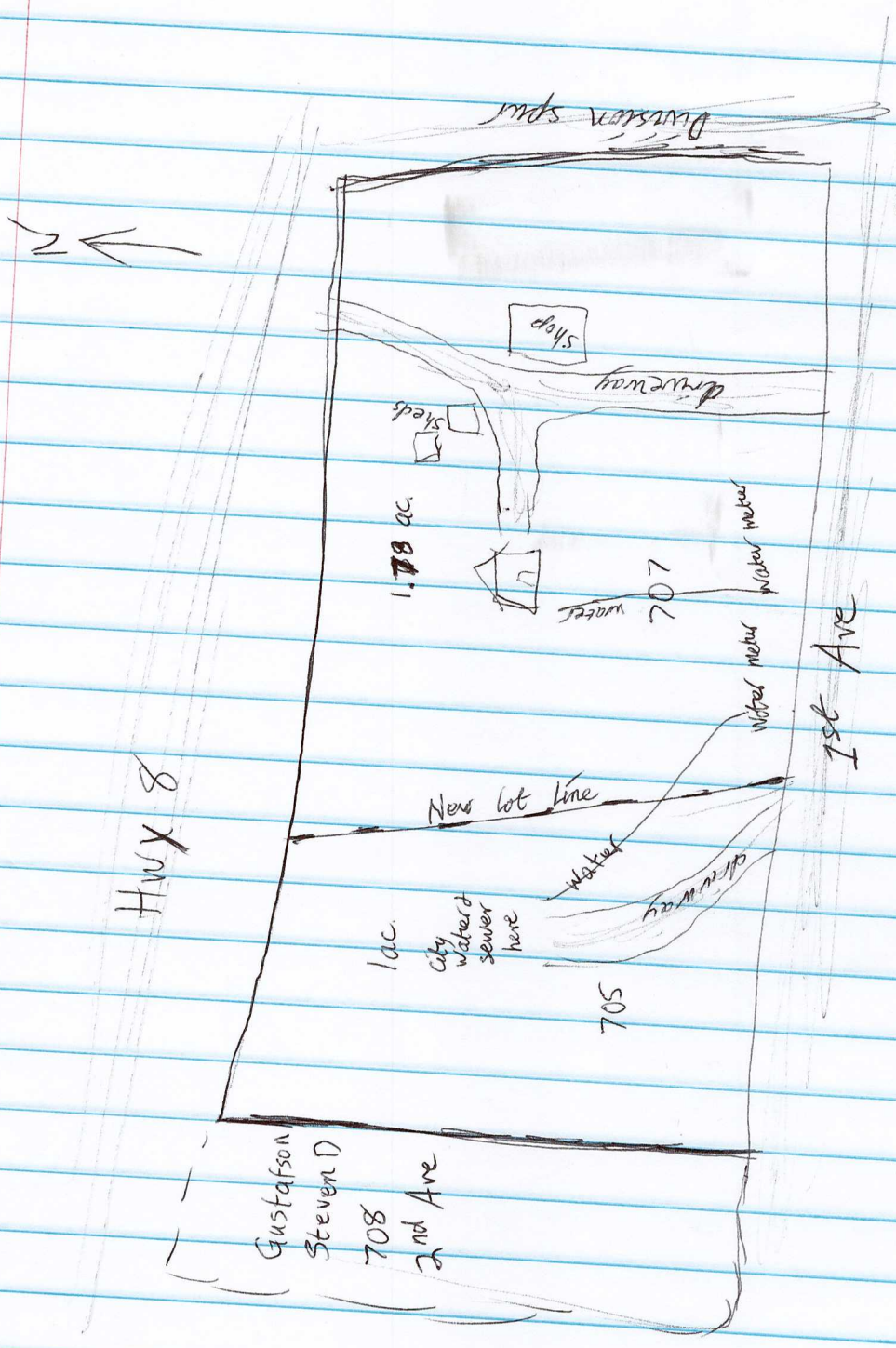
1) Review by Staff and Legal Counsel as necessary
2) Public Notice mailed to property owners within 300' of proposal 15 days prior to public meeting (Lot Division only)
3) Public notice posted on site 7 days prior to public meeting (Lot Division only)
4) City Council determination of acceptability as regular agenda item

Timeframe: Approximately 45-60 days from submittal

Considerations for Approval:

1) Lot size, width, and depth
2) Public street frontage and lot access, including emergency vehicles
3) Location of utilities and city services
4) Required street improvements. Note that all required public improvements must either be in place, or be guaranteed by a secured development agreement with the City, prior to issuance of building permits.
5) Open space or parkland dedication, if applicable
6) Off-street parking
7) Right of way dedication and/or easement issues
8) Building setbacks

Required submittals:

2) Cover letter describing intent addressed to the Mayor and City Council
3) Complete description of the property
4) Dimensioned and scaled site plan representing the following (existing and proposed):
    a. Property lines
    b. Adjacent streets and alleys
    c. Curb cuts, driveways, and parking areas
    d. Utility plans
    e. Easements, if any
    f. Site drainage
    g. All structures; and
    h. North arrow and scale
5) Application fee as set by Resolution: $150 for Lot Line Adjustment; $250 for Lot Division.
5) Engineering costs if deemed necessary by Council.

Lot division of 707 1st Ave Deary ID