



*Pend Oreille County*

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**COMMUNITY DEVELOPMENT DEPARTMENT**

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P. O. Box 5066 Newport, Washington 99156-5066

Phone: 509-447-4821

Fax: 509-447-5890

**Rick Cruse**  
Building Inspector

**Mike Lithgow**  
Director

**Andy Huddleston**  
Assistant Planner

MEMORANDUM

**TO:** Existing Owners of Record  
Adjacent Property Owners  
Security Interests  
County Engineer  
NETCH  
Assessor's Office  
Addressing

**FROM:** Mike Lithgow

**DATE:** August 26, 2016

**SUBJECT:** NOTICE OF APPLICATION

***PERCIVAL-CHANDLER BOUNDARY LINE ADJUSTMENT***

Parcel #'s 433728-52-9020 & 433728-52-9021

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Enclosed please find a Notice of Application and photocopy of the referenced land use action, requesting a boundary line adjustment to alter the boundaries between two contiguous parcels.

This land use action is exempt from the State of Washington's subdivision statute pursuant to RCW 58.17.040(6). Pursuant to Pend Oreille County Development Regulations Chapter XX.14 written comments regarding this exempt action may be submitted to the Pend Oreille County Community Development Department, PO Box 5066, or hand delivered during regular business hours to 625 West 4<sup>th</sup> Street, Newport, WA 99156.

If you have any questions, please do not hesitate to contact us.

**WRITTEN COMMENTS MUST BE SUBMITTED NO LATER THAN SEPT. 22<sup>ND</sup>,  
2016.**

### **Notice of Application**

Notice is hereby given that Pend Oreille County did on August 29<sup>th</sup>, 2016, receive a complete application requesting a boundary line adjustment submitted by Dax Percival to modify the boundaries between two contiguous parcels. (Parcel #'s 433728-52-9020 & 433728-52-9021); Within Sec. 28, T37N, R43 E, WM. Any person desiring to express their views, or to be notified of the action taken on this application should contact the Community Development Dept. A copy of the complete file may be examined by the public between 8:00 AM & 4:30 PM at the Courthouse, Lower Level, 625 West 4th, Newport, WA 99156, (509) 447-4821. Contact: Mike Lithgow, Director. Written comments from the public may be submitted no later than Sept. 22<sup>nd</sup>, 2016 after which a final administrative decision will be made.

Dated: Aug. 30, 2016  
Publish: Sept. 7, 2016

Please Send Invoice to:  
Pend Oreille County Community Development Department  
Post Office Box 5066, Newport, WA 99156

# Property 'A'

RECEIVED

AUG 29 2016

PEND OREILLE CO.  
COMMUNITY DEVELOPMENT

### Owner Contact Information

Applicant/Property owner(s): Dax Thomas Percival

Mailing address: P.O. Box 827

City: Ione, WA State: WA Zip: 99139

Phone number: 509-442-2340

Email address: daxpercival@hotmail.com

### Property 'A' Information

Has this property been previously surveyed? (If so please attach a copy of the survey.)

YES  NO

Parcel number of the affected property: 433728529020

Legal description: 3-70 F2 LOT 20 SUNVALE ACRES 2ND PEND OREILLE RIVER 28-37-43

Property use:

Residential  Commercial  Agricultural  Timber  Other

Please describe if 'Other' is checked: \_\_\_\_\_

What is the property currently zoned? R10

Address of the property (If different than mailing address): 52 East Joyner Dr.

City: Cusick State: WA Zip: 99119

### Road Access

What road is adjacent to this property? E Joyner Dr.

Does an approach already exist?

YES  NO

### Critical Areas

If there are any critical areas on this property please describe them. (Shorelines, streams, water bodies, wetlands, flood plains, slopes over 40% grade)

Slough

The above information is correct to the best of my knowledge.

Signature: Dax Percival Date: 7-10-16

# Property 'B'

### Owner Contact Information

Applicant/Property owner(s): Jo Ann Chandler

Mailing address: P.O. Box 414

City: Ione State: WA Zip: 99139

Phone number: 509-442-3973

Email address: \_\_\_\_\_

### Property 'B' Information

Has this property been previously surveyed? (If so please attach a copy of the survey.)

YES  NO

Parcel number of the affected property: 433728529021

Legal description: 3-70 F2 LOT 21 SUNVALE ACRES 2ND PEND OREILLE RIVER 28-37-43

Property use:

Residential  Commercial  Agricultural  Timber  Other

Please describe if 'Other' is checked: \_\_\_\_\_

What is the property currently zoned? R 10

Address of the property (If different than mailing address): 191 ALBERTA RD

City: Cusick State: WA Zip: 99119

### Road Access

What road is adjacent to this property? Alberta Rd.

Does an approach already exist?

YES  NO

### Critical Areas

If there are any critical areas on this property please describe them. (Shorelines, streams, water bodies, wetlands, flood plains, slopes over 40% grade)

Slough

The above information is correct to the best of my knowledge.

Signature: Jo Ann Chandler Date: 7-11-16

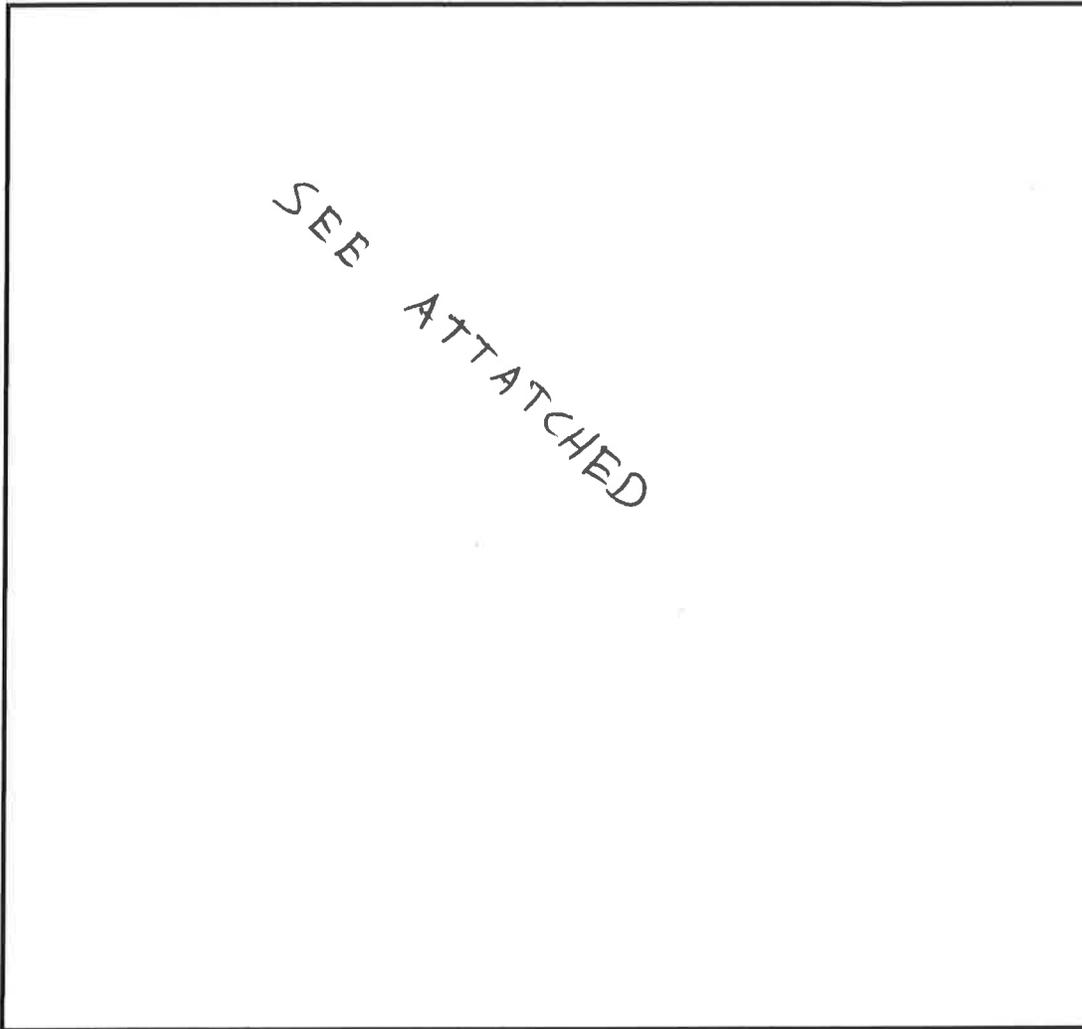
RECEIVED

AUG 29 2016

PEND OREILLE CO. COMMUNITY DEVELOPMENT

Please include a site plan drawn to scale. You may use the space below or attach a separate document. The site plan should include...

- Septic systems & drain fields
- Property lines & dimensions of parcel
- Proposed boundary line adjustment
- Distances between structures and parcel lines
- Location of existing & proposed structures
- North arrow & scale
- Locations of existing & proposed roads/driveways
- Distances between structures & waterbodies
- Location of any surface water



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AUG 29 2016

PEND OREILLE CO.  
COMMUNITY DEVELOPMENT

Please sign to confirm the site map above or any drawn site map attached with this application.

Property 'A' Owner Signature: Don Peunt Date: 7-10-16

Property 'B' Owner Signature: Jo Ann Chandler Date: 7-11-16

# RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT OF  
 LOTS 20 AND 21, OF 2ND ADDITION TO PEND OREILLE SUNVALE ACRES  
 A PORTION OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 43 E W.M.  
 IN PEND OREILLE COUNTY, WASHINGTON

## BASIS OF BEARING

BASIS OF BEARING IS N10°00'00"E ALONG THE  
 CENTER LINE OF EAST JOYNER DRIVE AS PER 2ND  
 ADDITION TO PEND OREILLE SUNVALE ACRES FIELD  
 IN BOOK 2, PAGE 116.

## EQUIPMENT AND PROCEDURES

A TRIMBLE 5600 SERIES DR 200+ TOTAL STATION  
 WITH A STANDARD DEVIATION OF 3MM WAS USED  
 FOR DISTANCE AND ANGLE MEASUREMENTS

## PROPOSED LEGAL DESCRIPTIONS

LOT 21 OF 2ND ADDITION TO PEND OREILLE SUNVALE ACRES.

LESS THAT PORTION OF LOT 21 LYING EAST OF THE FOLLOWING DESCRIBED LINE.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, THENCE NORTHWEST ALONG THE EAST  
 LINE OF LOT 21 A DISTANCE OF 320 FEET TO THE TRUE POINT OF BEGINNING, THENCE S09° 27' 00" E  
 A DISTANCE OF 258.75 FEET, THENCE S31° 38' 05" E A DISTANCE OF 144.13 FEET TERMINATING AT  
 THE NORTHERLY RIGHT OF WAY OF ALBERTA STREET, BEING 60.08 FEET ALONG SAID RIGHT OF  
 WAY FROM THE SOUTH WEST CORNER OF LOT 21.

&

LOT 20 OF 2ND ADDITION TO PEND OREILLE SUNVALE ACRES.

TOGETHER WITH THAT PORTION OF LOT 21 LYING EAST OF THE FOLLOWING DESCRIBED LINE.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, THENCE NORTHWEST ALONG THE EAST  
 LINE OF LOT 21 A DISTANCE OF 320 FEET TO THE TRUE POINT OF BEGINNING, THENCE S09° 27' 00" E  
 A DISTANCE OF 258.75 FEET, THENCE S31° 38' 05" E A DISTANCE OF 144.13 FEET TERMINATING AT  
 THE NORTHERLY RIGHT OF WAY OF ALBERTA STREET, BEING 60.08 FEET ALONG SAID RIGHT OF  
 WAY FROM THE SOUTH WEST CORNER OF LOT 21.

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY  
 ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE  
 REQUIREMENTS OF THE SURVEY RECORDING ACT.

AT THE REQUEST OF: DAX PERCIVAL & JO ANN CHANDLER

JAMES THOMAS LEHR EXPIRES 12/31/2016  
 CERTIFICATE NO. 48760



## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016,  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF VERSATILE INDUSTRIES INC.  
 AUDITOR'S FILE NO. \_\_\_\_\_

PEND OREILLE COUNTY AUDITOR



## LEGEND

- CALCULATED POINT (NOT SET)
- SET 1/2" REBAR W/ CAP MARKED "JTL 48760"
- ▲ FOUND AS NOTED

SHEET 1 OF 1  
 PORTION OF  
 SECTION 28, T37N, R43E W.M.  
 PEND OREILLE COUNTY, WA  
 VERSATILE INDUSTRIES INC.  
 P.O. BOX 275  
 IONE, WA 99139  
 (509)-442-2444  
 WWW.VERSATILEINDUSTRIES.COM