



BONNER COUNTY PLANNING DEPARTMENT

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

PETITION TO VACATE PLATTED AREAS OR PLATTED RIGHTS-OF-WAY (IDAHO CODE - TITLE 50)

FOR OFFICE USE ONLY:

FILE #

V50001-25

RECEIVED:



PETITIONER'S INFORMATION:

Name: JOAN STORRO

Address: [REDACTED]

City: COOLIN

State: ID

Zip Code: 83821

Phone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

Additional Petitioners: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's Name: ROB STRATTON

Company Name: STRATTON LAND SERVICES

Mailing Address: 8068 W MAIN ST UNIT 1

City: RATHDRUM

State: ID

Zip Code: 83858

Telephone: 208-687-2854

Fax: [REDACTED]

E-mail: ROB@STRATTONLS.COM

PROJECT DESCRIPTION:

Subdivision name: CHASE CREEK

Section: 15

Township: 59N

Range: 4W

Recording instrument number: 308568

Please provide detailed directions to the area to be vacated: FROM PLANNING DEPARTMENT GO N ON DIVISION AVE 1.4 MI, GO W ON BALDY MOUNTAIN RD 8 MI, GO NW ON BIG CREEK RD 7.3 MI, GO N ON RIVER RD 10.8 MI TO SITE ON RIGHT

Book: 4

Page: 33

Recording Date: 9/16/1985

Portion of Plat to be Vacated: (Please choose one of the options below)

☐ Right-of-way ☒ Lots ☐ Easement ☐ Other (Specify): [REDACTED]

Is the area proposed for vacation within any city's established Area of City Impact? ☐ Yes ☒ No

If yes, list the city of impact: [REDACTED]

Title to vacated portion to be vested with: ERIC WARREN

Note: Whenever a street, alley or other right-of-way is vacated, title shall revert to the owner of adjacent real estate, one-half on each side thereof or as the County deems in the best interests of the adjoining properties.

NARRATIVE STATEMENT:

Explain the reason for the requested vacation.

THE CURRENT PARCEL IS, FOR PRACTICAL PURPOSES, UNBUILDABLE. IN ADDITION IT OVERLAPS A PARCEL THAT WAS CREATED PRIOR TO THE SUBDIVISION. THIS VACATION WILL ALLOW THE LANDOWNER TO DO A BOUNDARY LINE ADJUSTMENT WITH THE OVERLAPPING PARCEL WITHOUT MAKING A REMAINDER THAT IS REDUCED FUTHER IN SIZE AND USABILITY.

Will the vacation cause any properties to be left without access to any public right-of-way?

☐ Yes ☒ No ☐ Not applicable

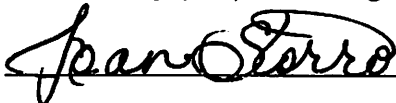
What effect will the vacation have on the public? IT WILL HAVE NO EFFECT ON THE PUBLIC

Are there sewer, water, gas, electrical or other utility or other easements located within the area to be vacated? ☐ Yes ☒ No

If yes, please provide the details of the easement(s):

I (we), the undersigned, do hereby petition Bonner County to vacate the platted area described in this application and do certify that all information, statements, attachments and exhibits submitted herewith are true to the best of my (our) knowledge.

Petitioner's Signature:



Date: 1-13-25

Petitioner's Signature:

Date:



STRATTON LAND SERVICES, INC.

8068 W. MAIN ST. UNIT 1

RATHDRUM, ID 83858

rob@strattonls.com

PHONE: (208) 687-2854

(888) 687-2854

www.strattonls.com

SURVEYING & ENGINEERING

22 November 2024

To: Joan Storro

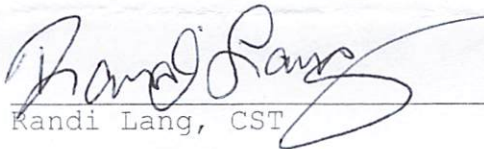
From: Rob Stratton

Re: vacation documents

Joan;

Here are the documents that we prepared for the lot vacation. You will need to sign the application. Once you have that signed you can take all of the documents to the planning department with an application fee of \$420.00. If you have any questions please feel free to contact us.

Sincerely;


Randi Lang, CST



STRATTON LAND SERVICES, INC.

**8068 W. MAIN ST. UNIT 1
RATHDRUM, ID 83858
rob@strattonls.com**

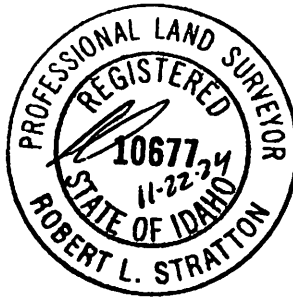
**PHONE: (208) 687-2854
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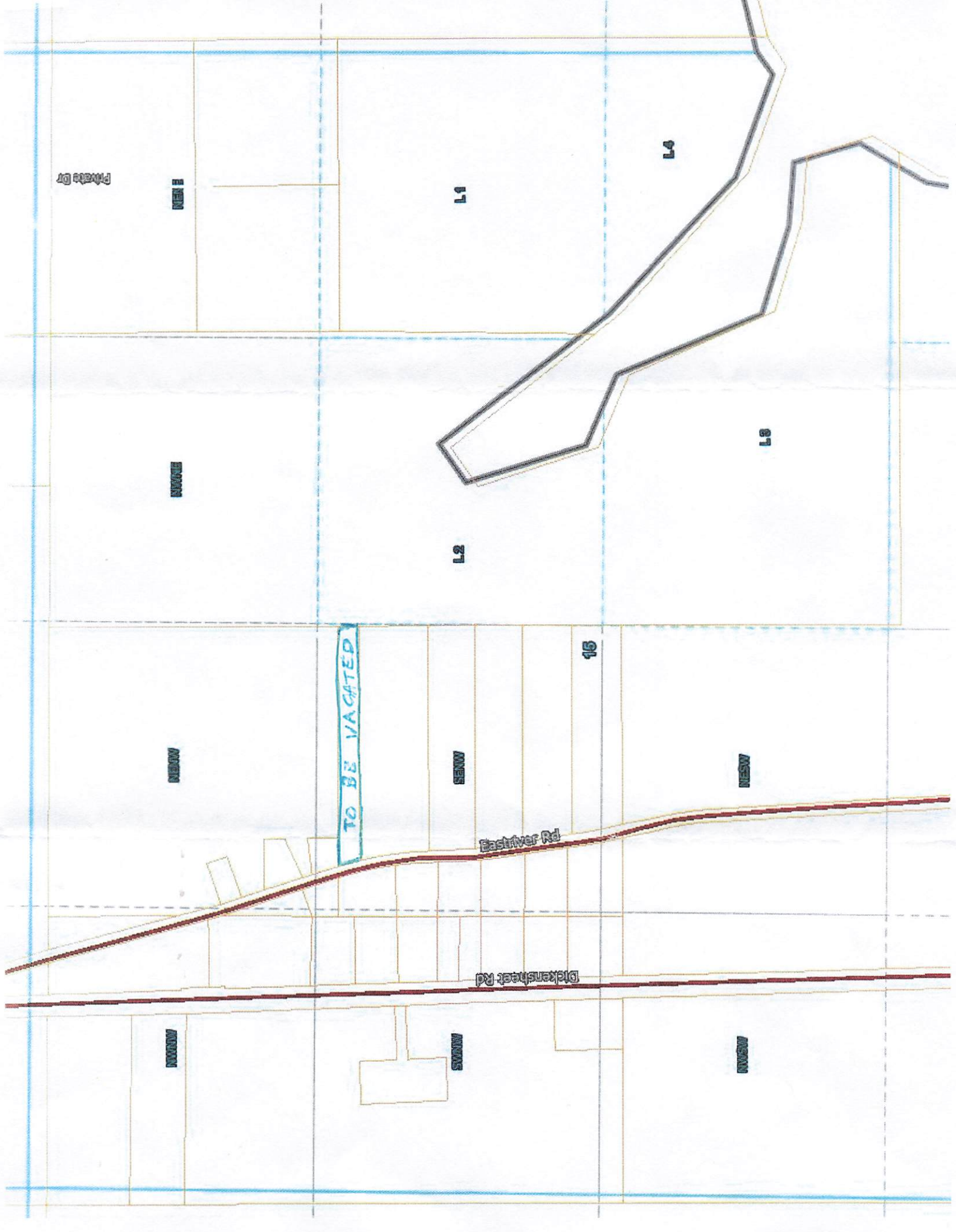
SURVEYING & ENGINEERING

15 November 2024

Project 24002 Storro
Description of area to be vacated

The north half of lot 6, measured parallel with the south line of said lot 6 of chase creek, as recorded with Bonner County in book 4 of plats at page 33, located in the southeast quarter of the northwest quarter of section 15, township 59 north, range 4 west of the Boise Meridian, Bonner County, Idaho. The same being parcel 1 as described in a deed recorded with Bonner County under instrument number 1031698.





Private Dr

NEW 1

NEW 2

NEW 3

NEW 4

L1

L2

L4

L3

TO BE VACATED

15

NEW 5

NEW 6

NEW 7

NEW 8

East River Rd

Dickens Street Rd

Instrument # 1031698
Bonner County, Sandpoint, Idaho
03/27/2024 02:24:50 PM No. of Pages: 3
Recorded for: FINNEY FINNEY & FINNEY, P.A.
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy nprouty
Index to: WARRANTY DEED

RECORDING REQUESTED BY:

ABOVE SPACE FOR RECORDER'S USE

John A. Finney
Finney Finney & Finney, P.A.
Attorneys at Law
120 East Lake Street, Suite 317
Sandpoint, Idaho 83864
(208) 263-7712

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantor, MARCIA WARREN, a widow, as her sole and separate property, for value and consideration received, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantee, ERIC C. WARREN, a married man, as his sole and separate property, of P.O. Box 95, Coolin, Idaho 83821, the following described real property situated in the County of Bonner, State of Idaho, to-wit:

PARCEL 1:

The North Half of Lot 6, measured parallel with the South line of said Lot 6 of Chase Creek, according to the Plat thereof, recorded in Book 4 of Plats, page 33, records of Bonner County, Idaho.

PARCEL 4:

The Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, and Government Lots 2 and 3 of Section 15, Township 59 North, Range 4 West, Boise Meridian, Bonner County, Idaho;

EXCEPTING THEREFROM County Road right of way:

ALSO EXCEPTING Tax Numbers 1, 2, 4 and 5, said tax numbers being more fully described as follows:

TAX #1

A tract of land in Section 15, Township 59 North, Range 4 West of the Boise Meridian, described as follows:

Beginning at a point on the East line of the Coolin Road, being North $89^{\circ}59'$ East 1457.49 feet and South $0^{\circ}03'$ East 981.68 feet from the Northwest corner of Section 15, Township 59 North, Range 4 West, Boise Meridian; thence East 231.0 feet; thence South 99.0 feet; thence South $65^{\circ}35'$ West 190.46 feet to the East line of the Coolin Road, thence North $17^{\circ}55'$ West 186.78 feet along the East line of the Coolin Road to the place of beginning.

TAX #2

Beginning at a point where the West line of the Coolin Road intersects the West line of the Northeast Quarter of the Northwest Quarter of Section 15, being North $89^{\circ}51'$ East 1340.50 feet and South $0^{\circ}03'$ East 779.68 feet from the Northwest corner of Section 15, Township 59 North, Range 4 West; thence South $0^{\circ}03'$ East 424.01 feet; thence North $70^{\circ}50'$ East 118.92 feet to the West line of the Coolin Road; thence North $16^{\circ}18'$ West 401.51 feet along the West line of the Coolin Road to the point of beginning.

Tax #4

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 59 North, Range 4 West, Boise Meridian, Bonner County, Idaho; thence South $00^{\circ}03'$ 779.68 feet along the West line of said Northeast Quarter of the Northwest Quarter of Section 15; thence North $73^{\circ}42'$ East 50.00 feet to the true point of beginning for this description; thence North $72^{\circ}14'27''$ East 200 feet; thence South $17^{\circ}45'33''$ East 100 feet; thence South $72^{\circ}14'27''$ West 200 feet; thence North $17^{\circ}45'33''$ West 100 feet to the true point of beginning.

Together with a water line easement described as a strip of land 10 feet in width lying 5 feet left and right of the following described centerline; commencing at the Southeast corner of the above described tract of land; thence South $72^{\circ}14'27''$ West 5.00 feet to the point of beginning for the easement; thence South $26^{\circ}16'23''$ East 201.02 feet; thence South $08^{\circ}48'12''$ East 265.42 feet.

Tax #5

That part of Section 15, Township 59 North, Range 4 West, Boise Meridian, described as follows:

Beginning at the Northwest corner of said Section 15; thence North 89°59' East 1340.50 feet; thence South 0°03' East 981.65 feet; thence East 116.39 feet; thence South 17°55' East 245.78 feet; to the Point of Beginning of this tract; thence North 84°28' East 171.81 feet; thence South 141.72 feet; thence North 89°19' West 131.0 feet; thence North 17°55' West 130.0 feet to the point of beginning (tract "C").

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

AND the above named Grantor hereby covenants that the above described premises is free from all encumbrances, and that she and her heirs, executors, and assigns, will warrant and defend the above premises against all lawful claims and demands whatsoever, EXCEPT as set forth above.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this 22 day of March, 2024.

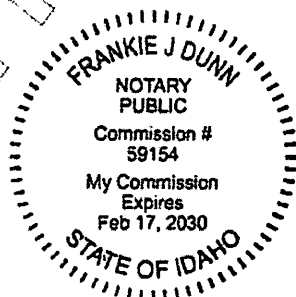

MARCIA WARREN

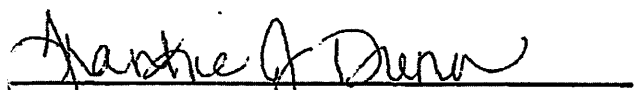
STATE OF IDAHO)

: ss.

County of Bonner)

On this 22nd day of March, 2024, before me, the undersigned Notary Public, personally appeared MARCIA WARREN, known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.




Notary Public-State of Idaho
Residing at: Cooler
My Commission expires: 02/17/30

RP59N04W152760A
Gordon & Wendy Cook
PO Box 116
Coolin, ID 83821

RP052140000140A
Samuel & Leslie Helms
1325 S Wright Blvd
Liberty Lake, WA 99019

RP052140000130A
Brian & Melissa Scott
PO Box 1887
Spokane Valley, WA 99037

RP052140000020A
Derek & Jayme Helt
723 S Herrin LN
Spokane, WA 99106

RP052140000030A
J & J Development LLC
3742 Grandview DR
Sandpoint, ID 83864

RP052140000040A
Charles & Jacalyn Mohr
13722 N Eagle View LN
Spokane, WA 99208

RP007540000040A
Keith Zalewski & Joni Francisco
PO Box 222
Coolin, ID 83821

RP052140000010A
Langley Properties LLC
6271 N 4th St
Dalton Gardens, ID 83815

RP052140000120A
Greg & Carmen Saranto
PO Box 269
Coolin, ID 83821

RP00754000005AA
Terry & Cindy Dick
PO Box 182
Coolin, ID 83821

RP59N04W152400A

RP59N04W150602A

RP0075400006AA

Eric Warren

PO Box 95

Coolin, ID 83821