



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)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0009-22

RECEIVED:

RECEIVED

By Amy Scott at 2:51 pm, Jan 18, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: HATLEY HAVEN

APPLICANT INFORMATION:

Landowner's name: EVERGREEN ELECTRIC AND HVAC, INC

Mailing address: PO BOX 88

City: SPIRIT LAKE

State: ID

Zip code: 83869

Telephone: 208-623-6331

Fax:

E-mail: BYRONH@EVERGREENELECTRIC.NET

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:

E-mail: ROB@STRATTONLS.COM

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: N/A

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 16

Township: 54N

Range: 5W

Parcel acreage: 20

Parcel # (s): RP54N05W165401A

Legal description: N2NWSW

Current zoning: RURAL 5

Current use: RURAL RESIDENTIAL

What zoning districts border the project site?

North: AVF-20	East: RURAL 10
South: RURAL 5	West: RURAL 5
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 320 AC, STATE LAND	
South: 5 AC, VACANT LAND	
East: 40 AC, VACANT LAND	
West: 5 AC, VACANT LAND	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: from planning department go SW on Hwy 2 for 27.5 mi, go S on Hwy 41 for 10.8 mi, go SE on Pole Line Rd 1.3 mi, go S on Hunter Rd 0.1 mi to site on left	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for : SPLITTING 20 AC INTO (4) 5 AC LOTS

Proposed lots: 4	Proposed acreage: 5	Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5	2.0 : 1
Lot #2	Proposed acreage: 5	1.9 : 1
Lot #3	Proposed acreage: 5	1.9 : 1
Lot #4	Proposed acreage: 5	2.0 : 1
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: _____
 TAKING 20 AC AND SPLITTING IT INTO (4) 5 AC LOTS

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:
 FAIRLY FLAT

Water courses (lakes, streams, rivers & other bodies of water): _____
 NONE

Springs & wells: _____
 NONE

Existing structures (size & use): _____
NONE

Land cover (timber, pastures, etc): _____
PARTLY TIMBER

Are wetlands present on site? Yes No Source of information: National Wetland Map

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1100E

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: PROPOSED SHERMWOOD

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: DIRT/GRAVEL, HUNTER RD

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: SEPTIC

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 well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Which power company will serve the project site? INLAND POWER & LIGHTS

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.

Landowner's signature:  Date: 1-17-22

Landowner's signature:  Date: 1-17-22

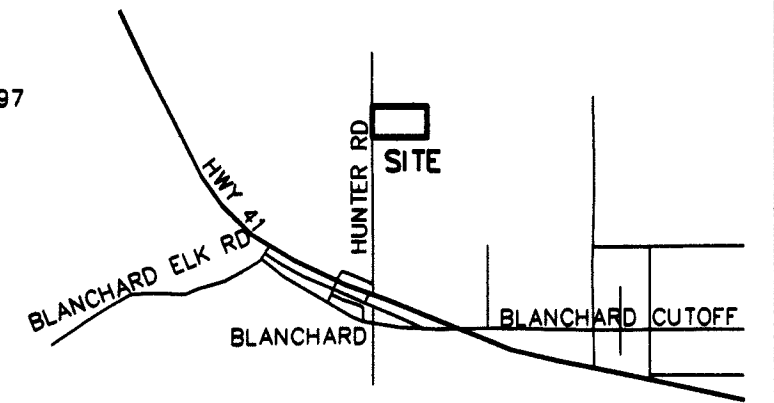
HATLEY HAVEN

SW 1/4 OF SECTION 16, TOWNSHIP 54N, RANGE 5W, BM
BONNER COUNTY, IDAHO

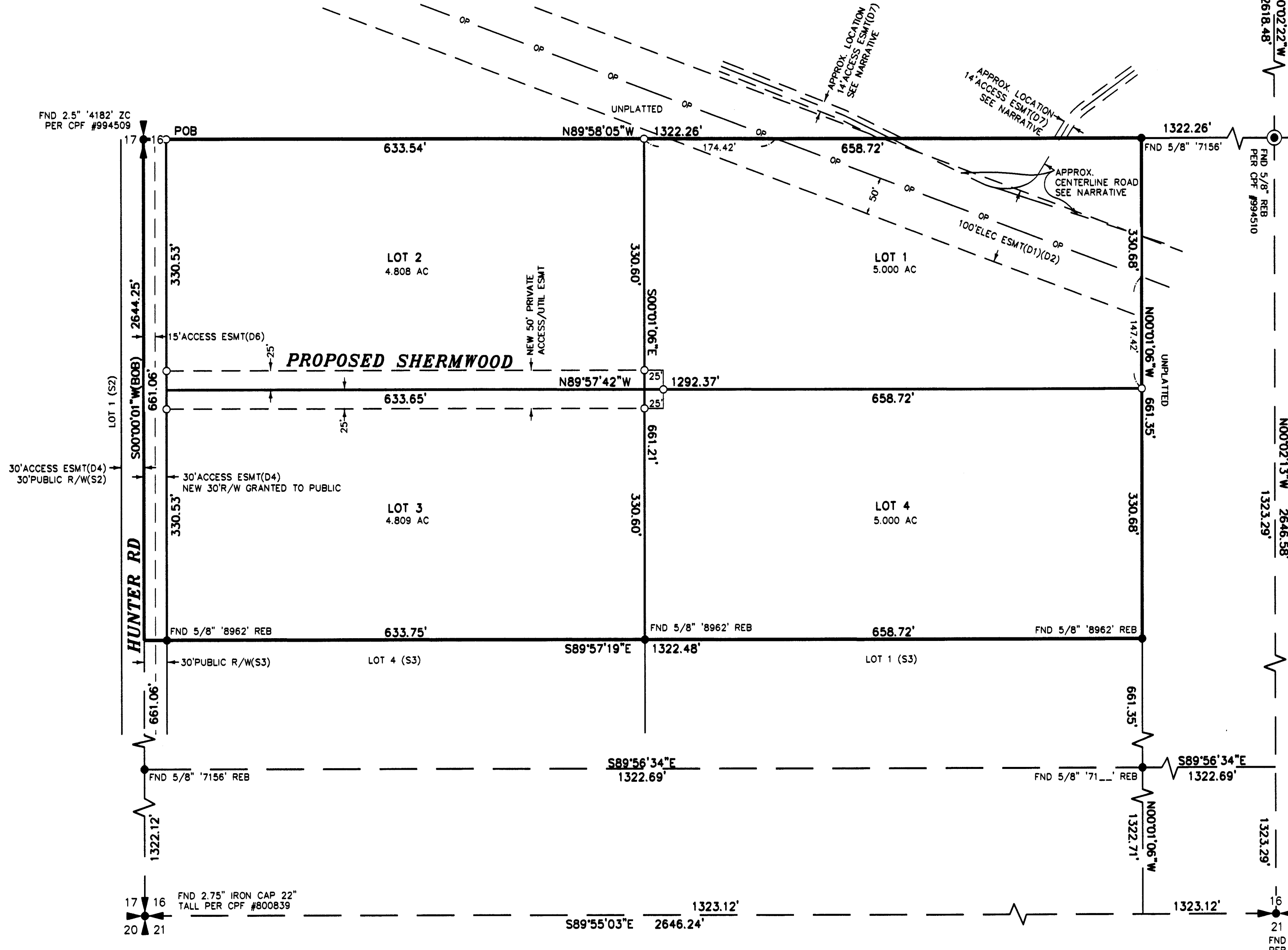
BOOK _____ PAGE _____
INST # _____

LEGEND:

- = FOUND MONUMENT AS DESCRIBED
- = SET 5/8" x 24" REBAR W/ STRATTON 10677' CAP
- POB = POINT OF BEGINNING
- (BOB) = BASIS OF BEARING
- OP = PHYSICAL C OF POWER

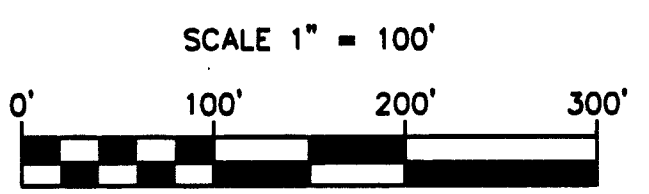
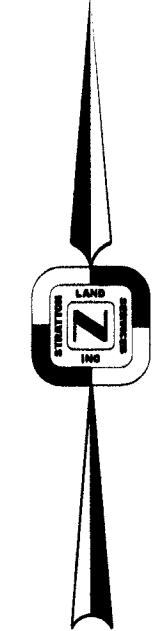


VICINITY SKETCH
NOT TO SCALE



SURVEYS REVIEWED:

- (S1) RECORD OF SURVEY BY WILEY IN 2013 INST. #848265
- (S2) PLAT OF VEGAN ACRES BY MAYBERRY IN 2021 BK 16 PG 30
- (S3) PLAT OF HUGGLER ESTATES BY MAYBERRY IN 2021 BK 16 PG 81



SCALE 1" = 100'

BASIS OF BEARINGS:
HUGGLER ESTATES BK 16 PG 81
AS SHOWN HEREON

EQUIPMENT USED:
RTK GPS
5" TOTAL STATION

DOCUMENTS REVIEWED:

- (D1) INST #16490 STATE OF IDAHO TO WWP 2/18/1911 BK 22(DEED) PG 144
- (D2) INST #16555 PANHANDLE LUMBER CO TO WWP 2/25/1911 BK 3(MISC) PG 223
- (D3) INST #57813 STATE OF IDAHO TO POIRIER 7/27/1956
- (D4) INST #158325 POIRIER TO PACK RIVER CO 6/21/1974
- (D5) INST #181262 POIRIER TO GENERAL TELEPHONE 11/10/1976
- (D6) INST #369820 POIRIER TO STATE OF IDAHO 12/11/1989
- (D7) INST #505450 STATE OF IDAHO TO CROWN PACIFIC LP 6/18/1997
- (D8) INST #980572 CORNING TO EVERGREEN ELECTRIC & HVAC INC 4/13/2021
- (D9) TITLE REPORT BY NORTH IDAHO TITLE ORDER #N-54695 DATED 11/5/2020



SURVEY FOR:
EVERGREEN ELECTRIC

INDEX																			
1/4, 1/4	SEC	T.	R.																
<table border="1" style="width: 20px; height: 20px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																	16	54N	5W

STRATTON LAND SERVICES, INC.
8088 W. MAIN ST. UNIT 1
RATHDRUM, ID 83868
(208) 687-2854
WWW.STRATTONLS.COM

21023-4.DWG
DATE: 1/10/22 SHT. 1 OF 2
DRAWN BY: RFL PROJ # 21023

HATLEY HAVEN

SW 1/4 OF SECTION 16, TOWNSHIP 54N, RANGE 5W, BM
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INST # _____

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT EVERGREEN ELECTRIC AND HVAC, INC. AN IDAHO CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS 'HATLEY HAVEN' AND DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 16, TOWNSHIP 54 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD OR IN VIEW.

THE NEW PUBLIC RIGHT-OF-WAY DEPICTED HEREON IS HEREBY GRANTED TO BONNER COUNTY.

THE NEW PRIVATE 50 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF LOTS WITHIN THIS PLAT.

NEW PRIVATE EASEMENTS SHOWN HEREON THAT BENEFIT LOTS WITHIN THIS PLAT SHALL BE FULLY CREATED UPON TRANSFER OF OWNERSHIP FOR LOTS THAT ARE DOMINANT/SUBSERVIENT TO THAT EASEMENT.

DOMESTIC WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
DOMESTIC SEWER TO BE BY INDIVIDUAL SEPTIC SYSTEMS.

EVERGREEN ELECTRIC AND HVAC, INC

TITLE

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BYRON HATLEY, KNOWN OR IDENTIFIED TO ME TO BE THE _____ OF EVERGREEN ELECTRIC AND HVAC, INC. THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

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 SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF 'HATLEY HAVEN' 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 _____, 2022.

BONNER COUNTY SURVEYOR

SURVEYOR'S NARRATIVE:

PORTIONS OF THIS NARRATIVE WERE ADDED TO HELP EXPLAIN DECISIONS I MADE THAT MAY NOT BE APPARENT FROM THE DRAWING ITSELF. THESE PORTIONS ARE INDICATED WITH LARGER, BOLD TEXT. OTHER PORTIONS OF THIS NARRATIVE WERE ADDED TO COMPLY WITH IDAHO CODE BUT ARE SELF EVIDENT OR OTHERWISE NOT NECESSARY FOR THE UNDERSTANDING OF THE DECISIONS MADE HEREON. THESE PORTIONS ARE INDICATED WITH SMALLER, LIGHTER, ITALIC TEXT.

PURPOSE OF SURVEY:
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE SUBJECT PARCEL USING A MINOR LAND SEGREGATION.

BOUNDARY DETERMINATION:
MONUMENTS FROM (S1) AND (S3) FIT WELL WITH A SECTION SUB. SECTION MONUMENTS AND MONUMENTS FOUND FROM (S1) AND (S3) WERE HELD FOR THE BOUNDARIES SHOWN HEREON.

ELECTRICAL EASEMENT ACCESS ROAD:
IT APPEARS THAT PORTIONS OF THE ACCESS ROAD ALONG THE (D1)(D2) POWER LINE RUN OUTSIDE OF THE EASEMENT. THE APPROXIMATE ALIGNMENT IS DEPICTED HEREON. PRESCRIPTIVE RIGHTS MAY EXIST FOR THIS ROAD.

STATE / CROWN PACIFIC ACCESS ROAD:
A PORTION OF THE ROAD ADDRESSED IN (D7) CROSSES ONTO THE SUBJECT PROPERTY. IT DOESN'T APPEAR THAT EITHER PARTY TO (D7) HAD RIGHTS TO GRANT AN EASEMENT ON THE SUBJECT PARCEL. THE APPROXIMATE ALIGNMENT IS DEPICTED HEREON. PRESCRIPTIVE RIGHTS MAY EXIST FOR THIS ROAD.

EASEMENTS:
EASEMENTS WERE REVIEWED PER (D9) AND ARE DEPICTED HEREON.

IMPROVEMENTS:
ONLY SELECTED IMPROVEMENTS ARE SHOWN ON THIS SURVEY. THIS SURVEY DID NOT ATTEMPT TO SHOW ALL IMPROVEMENTS.

POINT OF BEGINNING:
THE POB IS SHOWN HEREON TO COMPLY WITH STATE LAW BUT HAS NO RELEVANCE TO THE SURVEY OR DESCRIPTION.

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 16, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES. DATED THIS _____ DAY OF _____, 2022.

ROBERT L. STRATTON, PLS # 10677

PLANNING DIRECTOR'S CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' APPROVAL:

THIS PLAT IS HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE:

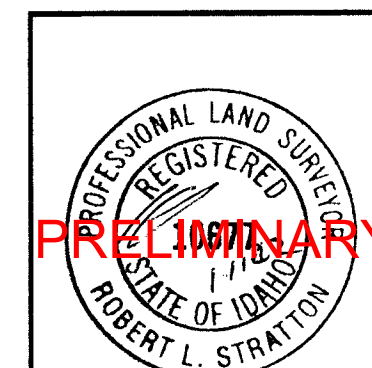
I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____. DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

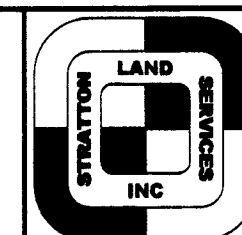
COUNTY RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2022 AT _____ O'CLOCK ____M IN BOOK ____ OF PLATS AT PAGE _____ AT THE REQUEST OF ROBERT STRATTON.

BONNER COUNTY RECORDER INST# _____ FEE _____



SURVEY FOR:
**EVERGREEN
ELECTRIC**



**STRATTON LAND
SERVICES, INC.**
8088 W. MAIN ST. UNIT 1
RATHDRUM, ID 83888
(208) 687-2854
WWW.STRATTONLS.COM

21023-4.DWG
DATE: 1/10/22 SHT. 2 OF 2
DRAWN BY: RFL PROJ # 21023