



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 # MLD 0012-22	RECEIVED: RECEIVED FEB 10 2022 BONNER COUNTY PLANNING DEPARTMENT
------------------------------	--

PROJECT DESCRIPTION:

Name of Minor Land Division plat: PIPER'S RUN

APPLICANT INFORMATION:

Landowner's name: REBECCA HAMMACK		
Mailing address: PO BOX 2060 122 ARROWWOOD LN		
City: SANDPOINT SAGLE	State: ID	Zip code: 838610
Telephone: 208-290-4191	Fax: N/A	
E-mail: BECKYJGUNTER@GMAIL.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: JOHN STEARNS, PLS		
Company name: STEARNS SURVEYING, LLC		
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@STEARNSSURVEYING.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 #: 01	Township: 57N	Range: 02W	Parcel acreage: ±32
Parcel # (s): RP57N02W012490A			
Legal description: 1-57N-2W S2 OF LOT 5, LESS TAX 17 & 22, LOT 6 NW OF SIRR CPWRS			
Current zoning: SUBURBAN		Current use: URBAN	
What zoning districts border the project site? SUBURBAN			

North:SUBURBAN	East:SUBURBAN
South:SUBURBAN	West:SUBURBAN
Comprehensive plan designation:URBAN	
Uses of the surrounding land (describe lot sizes, structures, uses): 5-131 AC, RESIDENTIAL, AG, TIMBER	
North:24 AC, RESIDENCE W/ OUTBUILDINGS, AG	
South:5 AC, RESIDENCE W/ OUTBUILDINGS, TIMBER, AND RR R-O-W	
East:N KOOTENAI RD R-O-W, THEN: 131 AC WATER AND SEWER DISTRICT SITE	
West:10 AND 30 AC, RESIDENCES W/ OUTBUILDINGS, AG	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM SANDPOINT: HWY 200 EAST, LEFT/ NORTH ON MN MAIN ST IN KOOTENAI, N MAIN ST BECOMES N KOOTENAI RD, LEFT/ WEST AT FIRST DRIVEWAY NORTH OF RR CROSSING, AT ADDRESS 764 N KOOTENAI RD, WHICH IS ±1.0 MILE FROM HWY 200.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:N/A

This application is for :NEW MLD

Proposed lots:4	Depth to Width Ratio (D:W)
Lot #1 Proposed acreage:±10.00	1: 3.3
Lot #2 Proposed acreage:±5.03	1: 1.6
Lot #3 Proposed acreage:±10.00	1: 2.1
Lot #4 Proposed acreage:±7.43	1: 1.3
Remainder Proposed acreage:N/A	N/A

Describe the land division proposal and resulting acreage: LOTS ARE SIMPLY SHAPED AND AVOID 'FLAG-LOT' AND IRREGULAR SHAPES. LOT SIZES ARE BALANCED BETWEEN 5 AND 10 ACRES. LOT LAYOUT TAKES INTO ACCOUNT LIKELIHOOD OF UTILIZING WESTERLY PORTION OF LOT 1 FOR DRAIN FIELD EASEMENTS.

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:
SITE IS FLAT WITH WESTERLY PORTION OF LOT 1 BEING ONLY SEVERAL FEET HIGHER THAN ALONG THE RAILROAD R-O-W.

Water courses (lakes, streams, rivers & other bodies of water):
SEASONAL DRAINAGE OCCURS ALONG NORTHWESTERLY SIDE OF RAILROAD TRACKS.

Springs & wells: N/A

Existing structures (size & use): EXISTING RESIDENCE (APPROX 1,100 SQ FT) AND OUTBUILDINGS WILL REMAIN ON LOT 1.

Land cover (timber, pastures, etc): _____

LOT 1 IS ALL MEADOW/ PASTURE WITH EXISTING HOMESITE, GARDEN, AND MATURE TREES.

LOT 4 IS A FULLY WOODED LOT, ISOLATED FROM N KOOTENAI RD AND NOT ADJACENT TO RAILROAD R-O-W.

LOTS 2 AND 3 BOTH HAVE A MIX OF TIMBER, PASTURE, WETLANDS, AND RAILROAD R-O-W.

Are wetlands present on site? Yes No

Source of information: US FWS NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0710E

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: PAVED, 14' WIDE TRAVEL WAY WIDTH, FLAT GRADE, AND NO EASEMENT WIDTH GIVEN

"SHARED DRIVEWAY EASEMENT AND AGREEMENT," INSTRUMENT NUMBER 994679.

BONNER COUNTY GIS SHOWS IT AS, "BOTTOM OUT ROAD."

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: _____

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.

SHARED DRIVEWAY EASEMENT AND AGREEMENT INSTR 994679 AND WATER LINE EASEMENT INSTR 116780.

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: TO BE DETERMINED BY PANHANDLE HEALTH DEPT AND ENGINEER.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: DRAINFIELD AREAS ARE RESERVED AT THE WESTERLY PART OF LOT 1.

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? NORTHERN LIGHTS, INC

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.

Representative's

~~Landowner's~~ signature: *John Stearns* Date: 02 01 22

Landowner's signature: _____ Date: _____

PIPER'S RUN

A MINOR LAND DIVISION IN SECTION 01,
TOWNSHIP 57 NORTH, RANGE 02 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



RECORDER'S CERTIFICATE

LEGEND

- FOUND SURVEY MONUMENT (AS NOTED)
- CALCULATION POINT (NOTHING FOUND OR SET)
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798" (TO BE SET UPON PLAT APPROVAL)

SURVEY REFERENCES

- R-1 RECORD OF SURVEY, INSTRUMENT NUMBER 533480, PLS 6603, TOLDNESS, 1998
- R-2 DUJO SUBDIVISION, INSTRUMENT NUMBER 685639, PLS 10559, BAILEY, 2005
- R-3 MIKE'S PLACE, INSTRUMENT NUMBER 686551, PLS 10559, BAILEY, 2005
- R-4 FORSYTHE'S ACRES, INSTRUMENT NUMBER 694826, PLS 6107, MILLER, 2005
- R-5 RECORD OF SURVEY, INSTRUMENT NUMBER 695315, PLS 10559, BAILEY, 2005
- R-6 INMAN PLAT 1ST ADDITION, INSTRUMENT NUMBER 737052, PLS 7879, PROVOLT, 2007
- R-7 A REPLAT OF LOT 7, SCHISSLER MEADOWS, INSTRUMENT NUMBER 716892, PLS 7879, PROVOLT, 2007
- R-8 RECORD OF SURVEY, INSTRUMENT NUMBER 739288, PLS 5713, GLAHE, 2007
- R-9 RECORD OF SURVEY, INSTRUMENT NUMBER 763688, PLS 7879, PROVOLT, 2008
- R-10 RECORD OF SURVEY, INSTRUMENT NUMBER 784511, PLS 7156, WILEY, 2009
- R-11 RECORD OF SURVEY, INSTRUMENT NUMBER 799963, PLS 7156, WILEY, 2010
- R-12 RECORD OF SURVEY, INSTRUMENT NUMBER 841860, PLS 7879, PROVOLT, 2013
- R-13 RECORD OF SURVEY, INSTRUMENT NUMBER 909757, PLS 6107, MILLER, 2017
- R-14 RECORD OF SURVEY, INSTRUMENT NUMBER 941949, PLS 7156, WILEY, 2019
- R-15 WARRANTY DEED, INSTRUMENT NUMBER 988439, 2021
- R-16 SHARED DRIVEWAY EASEMENT AND AGREEMENT, INSTRUMENT NUMBER 994679, 2021
- R-17 RIGHT-OF-WAY EASEMENT, INSTRUMENT NUMBER 116780, 1968
- R-18 QUITCLAIM DEED, INSTRUMENT NUMBER 762118, 2008

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) RIGHT OF WAY EASEMENT (R-17) CALLS FOR WATER LINE (AND APPURTENANCES) EASEMENT "... 20 FEET WIDE ON THE WEST SIDE OF THE COUNTY ROAD..." THE 1968 LOCATION OF THE WEST SIDE OF ROAD IS UNKNOWN - WESTERLY LINE OF EASEMENT IS AMBIGUOUS.
- 3) CURRENT DRIVEWAY PAVED WIDTH IS ±14' (PLUS ADDITIONAL WIDTH FOR BASE MATERIALS).
- 4) APPROXIMATE WETLANDS OUTLINE SHOWN PER NATIONAL WETLANDS INVENTORY. WETLANDS CODE "PEM1C."
- 5) ABBREVIATED DESCRIPTIONS SHOWN. SEE (R-15) FOR DETAILS.
- 6) 20.00' WIDE EASEMENT HEREIN DEDICATED FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4 FOR INGRESS, EGRESS, AND UTILITIES, ADJACENT TO OR CENTERED ON LOT LINES, AS SHOWN, EXCEPT WHERE SHOWN OTHERWISE. CURVES HAVE 40.00' RADII.

BASIS OF BEARINGS

BASIS OF BEARINGS IS S 89°24'30" E, PER R-6 AND R-8.

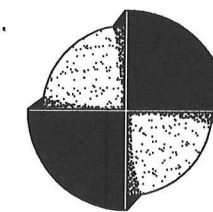
S-T-R
01-57N-02W

CLIENTS
GUNTER, HAMMACK,
STEVENS

DATE
FEBRUARY, 2022

PROJECT
2021.070

PHONE
208.696.2017



STEARNS SURVEYING

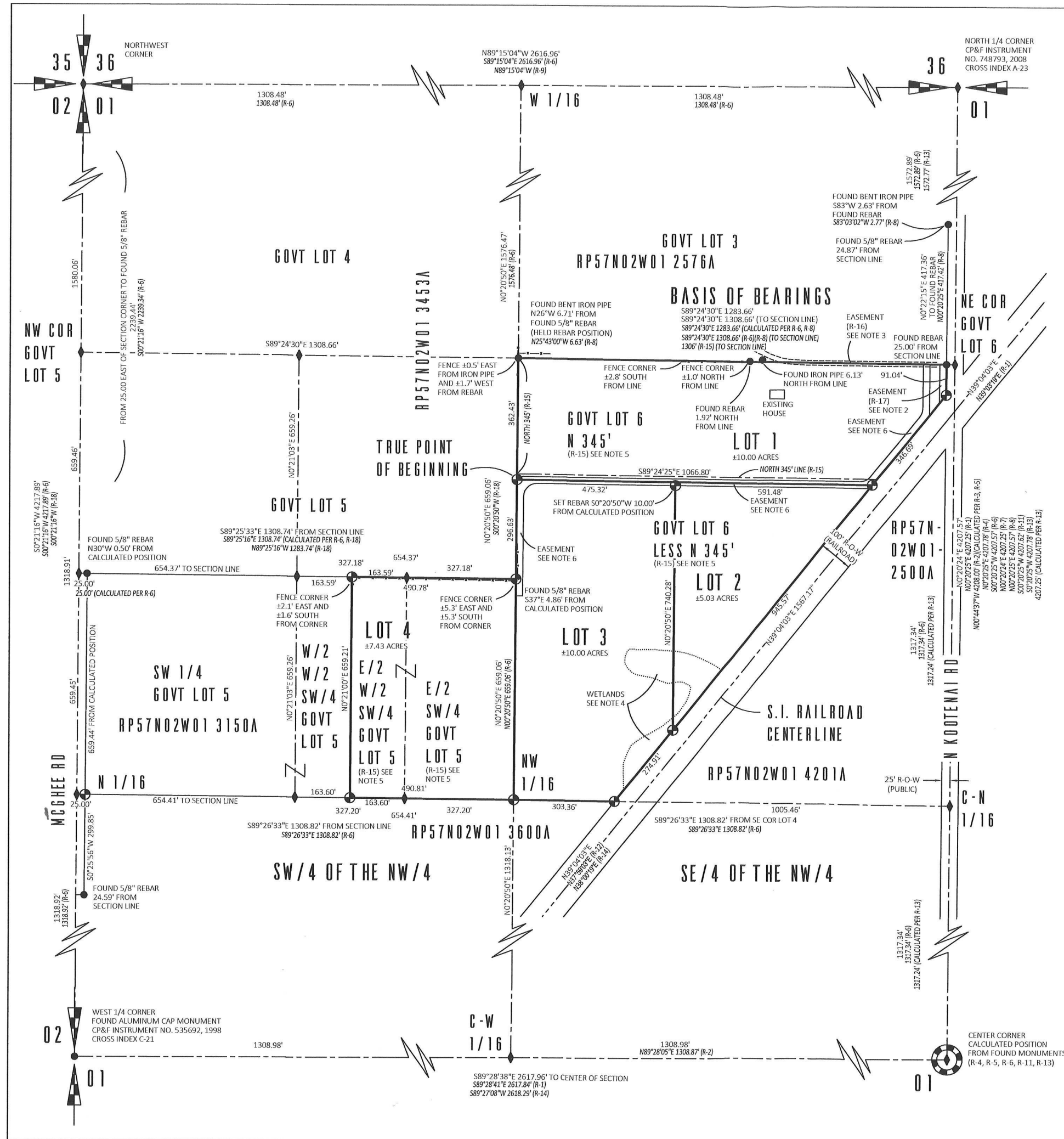
WWW.STEARNSSURVEYING.COM

SHEET 1 OF 2



PRELIMINARY

02/02/22



OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, MACLIN STEVENS AND KRISTI STEVENS, HUSBAND AND WIFE AND JORDAN HAMMACK AND REBECCA HAMMACK, HUSBAND AND WIFE AND PATRICK GUNTER AND MONICA GUNTER, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "PIPER'S RUN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOTS 5 AND 6 IN SECTION 1, TOWNSHIP 57 NORTH, RANGE 02 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED IN WARRANTY DEED, INSTRUMENT NUMBER 988439, AS FOLLOWS:

"THE EAST 1306 FEET OF THE NORTH 345 FEET OF LOT 6 LYING NORTH AND WEST OF THE RAILROAD RIGHT OF WAY.
ALSO LOT 6 LYING NORTH AND WEST OF S.I. RAILROAD RIGHT OF WAY, LESS THE NORTH 345 FEET THEREOF.
ALSO THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF LOT 5, ALSO THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF LOT 5, ALL IN SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO."

COMPRISING 32.46 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR APPEARING ON SAID TRACT.

SEWER TO BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE BY INDIVIDUAL WELLS.

SIGNATURE: _____ MACLIN STEVENS	DATE: _____
SIGNATURE: _____ KRISTI STEVENS	DATE: _____
SIGNATURE: _____ JORDAN HAMMACK	DATE: _____
SIGNATURE: _____ REBECCA HAMMACK	DATE: _____
SIGNATURE: _____ PATRICK GUNTER	DATE: _____
SIGNATURE: _____ MONICA GUNTER	DATE: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022, BY _____

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

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022, BY _____

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

PIPER'S RUN

A MINOR LAND DIVISION IN SECTION 01,
TOWNSHIP 57 NORTH, RANGE 02 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

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: SUBDIVIDING PARCEL ACCORDING TO BONNER COUNTY REQUIREMENTS FOR MINOR LAND DIVISIONS. A COMBINATION OF DEEDS, TITLE COMPANY RESEARCH REPORT, RECORDS OF SURVEYS AND PLATS, AND OTHER BONNER COUNTY RECORDS WERE UTILIZED TO RESOLVE BOUNDARY ANALYSIS.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2022.

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 _____, 2022.

BONNER COUNTY TREASURER

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 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 _____, 2022.

BONNER COUNTY SURVEYOR

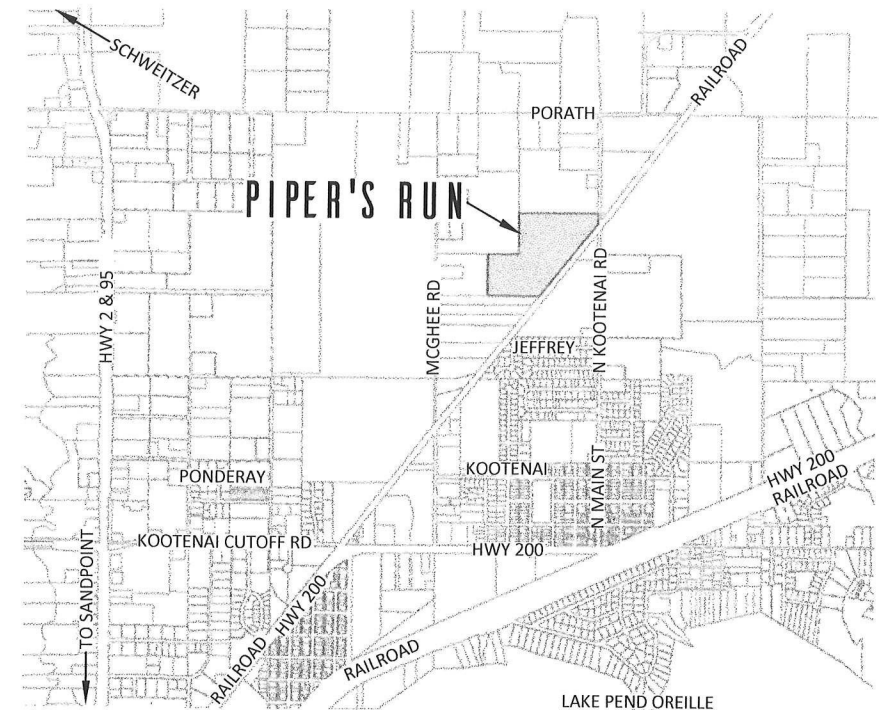
RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, 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.

JOHN STEARNS, PLS

DATE

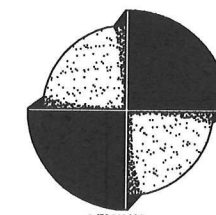
S-T-R
01-57N-02W

CLIENT
GUNTER, HAMMACK,
STEVENS

DATE
FEBRUARY, 2022

PROJECT
2021.070

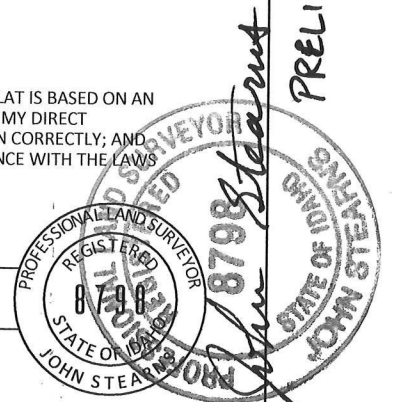
PHONE
208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2



PRELIMINARY

226722