

BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE US	SE ONLY:			RECEIVED
FILE #	Ø13-22			FEB 10 2022 BONNER COUNTY ANNING DEPARTMENT
PROJECT DESC	CRIPTION:			Appropriate Control of the Control o
Name of Minor I	and Division plat: Hidd	len Treasure Est	ates	
APPLICANT INF	ORMATION:			
Landowner's na	me:James D. Ward			
Mailing address:	P.O. Box 1991			
City: Sandpoint		5	State: ID	Zip code: 83864
Telephone: (208) 6	99-0555	F	Fax:	
E-mail: sandpointinm	an@yahoo.com		7	
Company name: Mailing address: City: Bonners Ferry	P.O. Box 3099		State: Idaho	Zip code: 83805
Telephone: 208-26			Fax:	
E-mail: sjeske@jrs	surveying.com			
ADDITIONAL A	PPLICANT REPRESE	NTATIVE INF	ORMATION:	
Name/Relations	hip to the project:			
Company name:				
Mailing address:				
City:		S	State:	Zip code:
Telephone:		1	Fax:	
D11.				
E-mail:				
	MATION:			
PARCEL INFOR		Range: 1W	Parce	el acreage: 19.82Ac.
PARCEL INFOR Section #:23	Township:59N	Range:1W	Parce	el acreage:19.82Ac.
PARCEL INFOR Section #:23 Parcel # (s): RP59	Township:59N N01W235400A		Parce	el acreage:19.82Ac.
PARCEL INFOR Section #:23 Parcel # (s): RP59 Legal description	Township:59N	23 T59N R1W	Parce	

North: Rural 1	0 Ac.	East: Agruculture/Forestry 10 Ac.
South: Agrucu	Iture/Forestry 10 Ac.	West: Rural 5 Ac.
Comprehens	sive plan designation:	
Uses of the	surrounding land (describe lot size	es, structures, uses):
North: 8.25 A	cres - Residential - House under construction	
South: 20 Acr	es - Residential - small buildings	
East: 5 Acres	Residential - small building	
West: 2 lots - 7	Acres - Residential - house with out building	s / 15.3 Acres - forrested land
Within Area	of City Impact: Yes: No: ✓	If yes, which city?:
TO AND	travel 0.5 miles to north end of property.	t (easterly) on Sitting Bull Road - travel 1.2 miles, turn right (southerly) on the first state of the state
Existing pla	L PROJECT DESCRIPTION: at recording information: ation is for: Minor Land Division	
Proposed lot		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 11.82 Ac.	0.87:1
Lot #2	Proposed acreage: 8.0/Ac.	1.29:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
	e land division proposal and result on splitting 19.82 acres into two lots.	ting acreage:
	RMATION:	lowing land factoring
	de a detailed description of the fol	ated maximum slope, rock outcroppings, benches, etc

Sand Creek briefly intersects the NW corner

Springs & wells: Private well on site

SERVICES:

Sew	age 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:
x	Individual system – List type: Septic with drain field
and	lain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details:
Y	the sanitary restriction be lifted by the Panhandle Health District? Yes No er will be supplied by:
	Existing public or community system - List name of provider:
	Proposed Community System – List type & proposed ownership:
х	Individual well
	se explain the water source, capacity, system maintenance plan, storage and delivery system other details:
Whi	ch power company will serve the project site? Northern Lights
are repr	reby certify that all the information, statements, attachments and exhibits submitted herewith true to the best of my knowledge. I further grant permission to Bonner County employees and esentatives, elected or appointed officials to enter upon the subject land to make examinations, the property or review the premises relative to the processing of this application. downer's signature: The property of the processing of
	downer's signature: Date:

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EVERGREEN HIGHLANDS LOT 7 S89° 17' 45"E 1305.66 604.54 SAND CREEK **ESTATES** -Old Skid Road LOT 33 Lot 1 9.92 Acres iNST. #927820 Lot 2 C/L RASCALS ROAD (Private) 9.91 Acres Driveway-S89° 25' 52"E 511.39 BIRCH GROVE **ESTATES** LOT B 363.60 516.11 423.89 N89° 25' 52"W 1303.60 UNPLATTED

OWNER'S CERTIFICATION

encompassing an area of 19.83 acres.

Be it known that James D. Ward, an unmarried man is the record owner of the real property described herein and have caused the same to be divided into Lot I and Lot 2, the same to be known as Hidden Treasure Estates, being the NI/2 NWI/4 SWI/4 of Section 23, Township 59 North, Range I West, Boise Meridian, Bonner County, Idaho being the property described in Instrument Number 854846 and more particularly described as follows:

BEGINNING at a 2 3/4 inch pipe at the northwest corner of said N I/2 NW I/4 SW I/4; thence, along the north line of said N 1/2 NW 1/4 SW 1/4, S 89° 17'45" E, 1305.66 feet the northeast corner of said NI/2 NWI/4 SWI/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 14879; thence, leaving said north line and along the east line of said N1/2 NW1/4 SW1/4, S 00°50'30" W, 660.49 feet to the southeast corner of said NI/2 NWI/4 SWI/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7163; thence, leaving said east line and along the south line of said N1/2 NW1/4 SW1/4, N 89°25'52" W, 1303.60 feet to the southwest corner of said N1/2 NWI/4 SWI/4; marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7163; thence, leaving said south line and along the west line of said N1/2 NW1/4 SW1/4, N 00°39'46" E, 663.57 feet to the TRUE POINT OF BEGINNING;

James D. Ward

NOTARY PUBLIC ACKNOWLEDGEMENT State of Idaho)

55. County of ___ I hereby certify that on this ____ day of ____, 20__, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared James D. Ward, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho Residing at:

BASIS OF BEARINGS Bearings are based on Idaho State Plane West Zone (1103). NAD83 Scale Factor: 0.9998626562.

HIDDEN TREASURE ESTATES

N1/2 NW1/4 SW1/4 SECTION 23

TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.

BONNER COUNTY, IDAHO

All distances shown are converted to ground.

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- ▲ FOUND 5/8" REBAR (NO CAP)
- FOUND 5/8" REBAR AND PLASTIC CAP PLS 7 | 63
- FOUND 5/8" REBAR AND PLASTIC CAP PLS 14879
- SET 5/8" X 30" REBAR AND PLASTIC CAP PLS 7540
- O COMPUTED POINT

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of HIDDEN TREASURE ESTATES 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	, 20
Bonner County Si	urveyor	

SURVEYOR'S CERTIFICATION

I, Stephen J. Jeske, PLS 7540, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 23, Township 59 North, Range I West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are property set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County,
Idaho, at the request of J.R.S. Surveying, Inc. thisday of
, 20, atm. and duly recorded as Instrument
No
County Recorder Deputy Recorder

J.R.S. SURVEYING,	INC.
PO BOX 3099-6476 M.	AIN
BONNERS FERRY, ID. 8	3805
(208) 267-7555	
PLAT	
FOR: JAMES WARD	REVISION NO. 1
DWN BY: SJJ/KK	DATE: 12/21/2021
S23, T59N, R1W, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 21-121

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Chairman of the Board of County Commissioners

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.

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this day, 20	of
Bonner County Planning Director	

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20____.

Dated this _____ day of ______, 20___

Bonner County Treasurer