

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0020-22	RECEIVED:  <b>RECEIVED</b> MAR 01 2022 <b>BONNER COUNTY</b> <b>PLANNING DEPARTMENT</b>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat:	Stevens Subdivision
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### APPLICANT INFORMATION:

Landowner's name: Stevens, Timothy J & Malissa R		
Mailing address: 1891 Rapid Lightning Road		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: (559) 545-5230	Fax:	
E-mail: <a href="mailto:tstevens@heritagenorthllc.com">tstevens@heritagenorthllc.com</a>		

### REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name: JRS Surveying		
Mailing address: P.O BOX 3099		
City: Bonners Ferry	State: ID	Zip code: 83805
Telephone: (208) 267-7555	Fax:	
E-mail:		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 11	Township: 55N	Range: 2E	Parcel acreage: 41.67-Ac.
Parcel # (s): RP55N02E117000A			
Legal description: 11-55N-2E TAX 7 CPWRS			
Current zoning: AF-10 with a small portion to the South being AF-20		Current use: Ag/Forest Land (10-20 AC)	
What zoning districts border the project site?			

North: A/f-10	East: Recreation (Rec)
South: A/f-10 and A/f-20	West: A/f-10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Ag/Forest Land (10-20 AC)	
South: Ag/Forest Land (10-20 AC) and Ag/Forest Land (10-20 AC)	
East: Resort Community (0-2.5 AC)	
West: Ag/Forest Land (10-20 AC)	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?: Clark Fork
Detailed Directions to Site: Starting on ID 200 in Clark Fork turn right (easterly) onto Stephen St. Continue for 0.2 miles then turn left onto S River Rd. Travel for 0.7 miles continue onto Johnson Creek Rd for 295 ft then continue straight onto River Rd. Travel for 0.9 miles the turn right at River Lk Dr destination will be on the right.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10	
Lot #2	Proposed acreage: 10	
Lot #3	Proposed acreage: 10	
Lot #4	Proposed acreage: 10	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

**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: Land is almost entirely flat.	
Water courses (lakes, streams, rivers & other bodies of water): _____ No bodies of water present on property. Clark fork river is located approximately 1,450 feet east of the boundary line.	
Springs & wells: _____ N/A	

Existing structures (size & use): \_\_\_\_\_  
 Single Residence with outbuilding and barn located in the NE corner of the property.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
 Pasture/Field  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Are wetlands present on site?  Yes  No Source of information: National Wetlands Inventory

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C1235E

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: A existing public road along a part of the south property line of this property line of this property which is 14 ft wide gravel road, with less then 2% grade, a easement width of 25 ft named Standhope Drive. A preposed 20' wide gravel road with 40 ft wide easement extending off Standhope0 Drive. To later be named.  
 \_\_\_\_\_

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 w/ Drain Field

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: Clark Fork
- 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

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: Stephen J. [Signature] (representative) Date: 2-9-2022

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_



**DOCUMENTS AND EASEMENT OF RECORD**

The following documents of Record per North Idaho Title Company, Commitment Report, File N-58886 Effective date August 23, 2021.

1. An Easement granting of Right-of-Way unto Alfred R. Derr and his heirs and assigns, and to the public. As recorded 4/9/1909, Inst. No. 8351, as shown on map.
2. An Easement, granted to Bonner County, State of Idaho from Northern Pacific Railway Company use for a Public Road, as recorded 11/12/1946, Inst. No. 22188, as shown on map.
3. A supplemental to an existing Easement, recorded 11/7/1946, Inst. No. 66334 granted to Bonner County, State of Idaho from the Northern Pacific Railway to modify for use as a Public Road, as recorded 6/23/1947. Not shown on map.
4. A Utility Easement, granted to Mountain States Power Company, as recorded 4/28/1950, Inst. No. 34437. Not shown on map.
5. A Perpetual Easement, granting right to enter, erect, operate, repair, rebuild and patrol one or more electric transmission lines, granted to the United States of America, as recorded 10/27/1950, Inst. No. 36357. Not shown on map.
6. Terms, conditions and provisions to correct an Easement for highway purposes including a grade crossing granted to Bonner County, State of Idaho from Northern Pacific Railway, as recorded 2/3/1970, Inst. No. 125828. Not shown on map.

**LEGEND**

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" x 30' REBAR AND PLASTIC CAP - PLS 7540
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 14789
- COMPUTED POINT

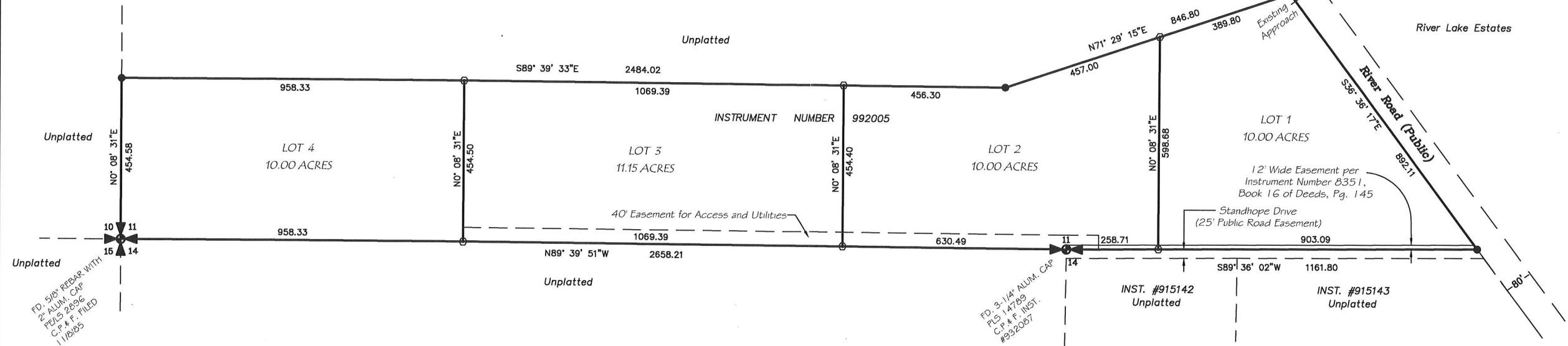
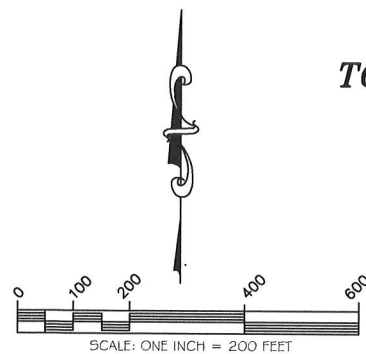
**BASIS OF BEARINGS**

Bearings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.99984355. All distances shown are converted to ground.

**SURVEYOR'S NARRATIVE**

The purpose of this survey was for a Minor Land Division of the property described in Warranty Deed Instrument No. 992005, in records of Bonner County, Idaho. The survey was confined to S1/2 S1/2 of Section 11, T55N R2E, B1M in Bonner County, Idaho. A Record of Survey by PLS 14879 recorded as Instrument Number 1000366, records of Bonner County, Idaho, was utilized to verify corner locations and make final adjusted boundary determination. Monuments found and set as noted this survey at new position for division of property.

**STEVENS SUBDIVISION**  
IN THE  
**S1/2 S1/2 OF SECTION 11**  
**TOWNSHIP 55 NORTH, RANGE 2 EAST, B.M.**  
**BONNER COUNTY, IDAHO**



**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.

**OWNERS' CERTIFICATION**

Be it known that Timothy J. and Malissa E. Stevens, husband and wife are the record owners of the real property described herein and have caused the same to be divided into Four (4) Lots, the same to be known as Stevens Subdivision, being a portion of the South Half, of the South Half (S1/2 S1/2) of Section 11, Township 55 North, Range 2 East, Boise Meridian, Bonner County, Idaho and more particularly described as follows:  
BEGINNING at a 5/8 inch rebar with a 2 inch aluminum cap stamped PLS 2896 at the southwest corner of said Section 11; thence, along the west line of said Section 11, N 00°08'31" E, 454.58 feet to a 5/8 inch rebar with plastic cap stamped PLS 14789; thence, leaving said west line, S 89°39'33" E, 2484.02 feet to a 5/8 inch rebar with plastic cap stamped PLS 14789; thence N 71°29'15" E, 846.80 feet to the westerly right of way of River Road, marked on the ground by a 5/8 rebar with Plastic cap stamped PLS 14789; thence, along said right of way, S 36°36'17" E, 892.11 feet to a 5/8 inch rebar with plastic cap stamped PLS 14789; thence, leaving said right of way and along the south line of said Section 11, S 89°36'02" W, 1161.80 feet to the S1/4 Corner of said Section 11, marked on the ground by a 3.25 inch aluminum cap stamped PLS 14789; thence, continuing along said south line, N 89°39'51" W, 2658.21 feet to the TRUE POINT OF BEGINNING; encompassing an area of 41.16 acres.

SUBJECT TO AND TOGETHER WITH Private Road easement, 40 feet wide, for ingress, egress and utilities over and across Lots 2 and 3, in favor of Lots 2, 3 and 4.

Timothy J. Stevens \_\_\_\_\_ Date \_\_\_\_\_  
Malissa E. Stevens \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT**

State of Idaho )  
County of \_\_\_\_\_ )  
I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Timothy J. and Malissa E. Stevens, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owners 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: \_\_\_\_\_

**PLANNING DIRECTOR'S CERTIFICATE**

This plat has been examined and approved, Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022

Bonner County Treasurer

**SURVEYOR'S CERTIFICATION**

I, Stephen J. Jeske, Idaho Land Surveyor No. 7540, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



**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. this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ m. and duly recorded as Instrument No. \_\_\_\_\_

County Recorder

Deputy Recorder

**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein Stevens Subdivision 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

**COUNTY COMMISSIONERS' CERTIFICATE**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Chairman of the Board of County Commissioners

<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
<b>PLAT</b>	
FOR: TIM STEVENS	REVISION NO. 1
DWN BY: JRS/KLK	DATE: 02-25-22
SEC. 11 TOWNSHIP 55 NORTH, RANGE 2 EAST	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 21-181