

# 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 #  ML00072-22	RECEIVED:  <b>RECEIVED</b> JUL 05 2022 <b>BONNER COUNTY PLANNING DEPARTMENT</b>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Highland Haven Subdivision
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### APPLICANT INFORMATION:

Landowner's name: Hutto, Franklin E & Rosanne		
Mailing address: P.O. Box 480		
City: Clark Fork	State: ID	Zip code: 83811
Telephone: 208-304-0926	Fax: N/A	
E-mail: hutto230@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Steve Jeske		
Company name: J.R.S. Surveying, Inc.		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: ID	Zip code: 83805
Telephone: (208) 267-7555	Fax: N/A	
E-mail: sjeske@jrssurveying.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 #: 08	Township: 55N	Range: 3E	Parcel acreage: 20.06
Parcel # (s): RP55N03E087200A			
Legal description: 8-55N-3E N2NESE			
Current zoning: Agricultural/forestry 10 (A/f-10)		Current use: Ag/Forest Land (10-20 AC)	
What zoning districts border the project site?			

North: Agricultural/forestry 10 (A/f-10)	East: Agricultural/forestry 20 (A/f-20)
South: Agricultural/forestry 10 (A/f-10)	West: Agricultural/forestry 10 (A/f-10)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Ag/Forest Land (10-20 AC) : Two 20-acre parcels, one with a residential structure.	
South: Ag/Forest Land (10-20 AC) : 10 -acre parcel with residential structure	
East: Prime Ag/Forest Land (20+ AC) : 375-acres forested	
West: Ag/Forest Land (10-20 AC) : 10-acres forested	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From the City of Clark Fork turn onto ID-200 E/E 4th Ave. Turn left onto Bear Claw Road and travel for 0.7 miles. Turn left again onto Old Range Road for 3.3 miles. 295 Old Range Road will be to the right via private driveway.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b> RP55N03E087200A		
Proposed lots:2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.02	1 : 1
Lot #2	Proposed acreage: 10.04	1 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ The Hutto's would like to divide their 20-acre parcel into two 10-acre parcels.		

**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 mostly flat with a gentle slope not exceeding 1.8% down to the east line of the current parcel.	
Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>	
Springs & wells: <u>Well on proposed Lot 2.</u>	

Existing structures (size & use): House and well, with small out buildings.

Land cover (timber, pastures, etc): Mostly forested with some clearing for the portion currently used as residential.

Are wetlands present on site?  Yes  No

Source of information:

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C

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: Current parcel is accessed via a 60' private easement known as Old Range Road.  
New private easement with a width of 40' for the benefit of lot 2 would be along existing private drive.

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.

**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: \_\_\_\_\_

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? 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.

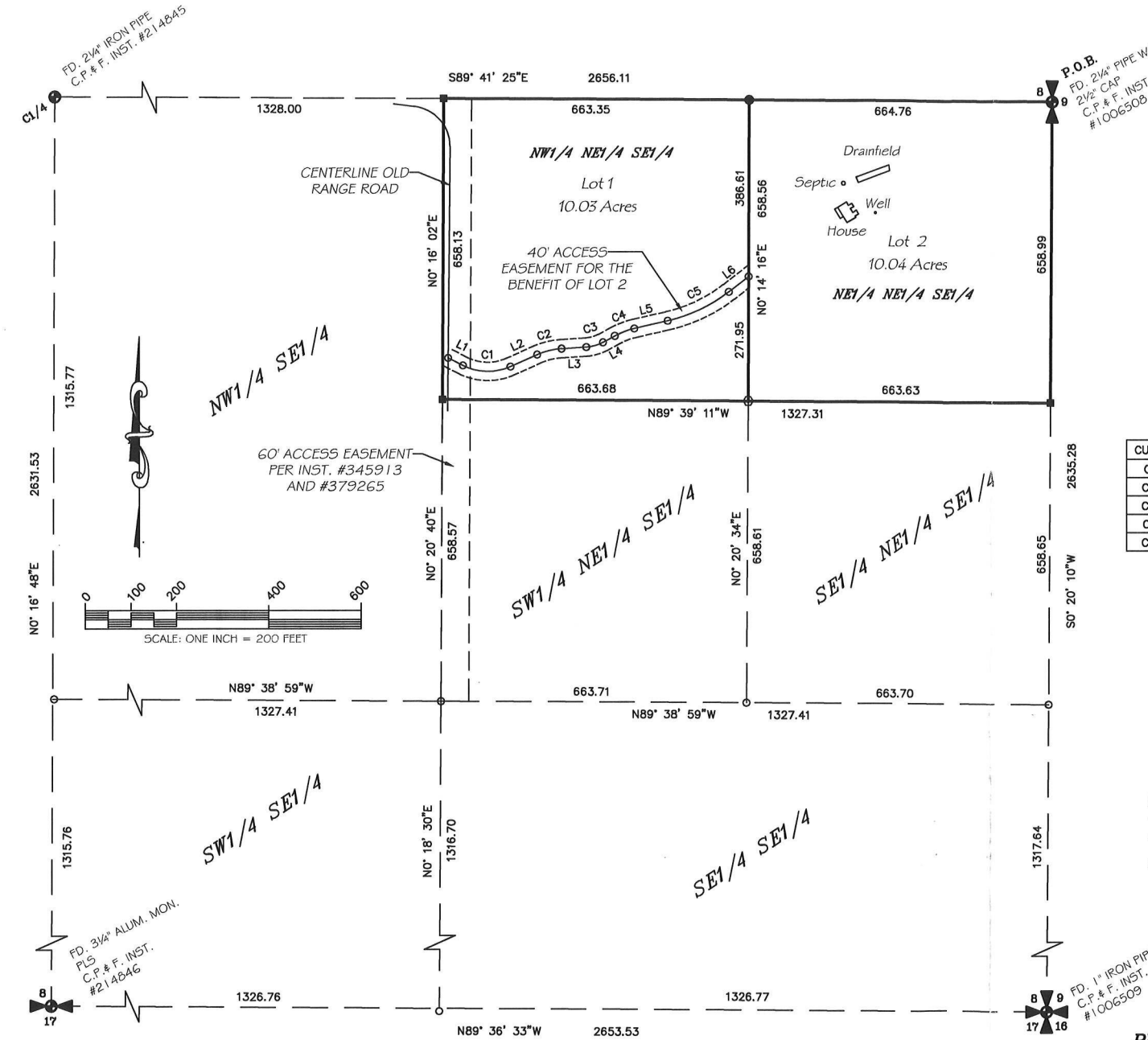
Landowner's signature: Stephen Foster (Representative) Date: 6-15-2022

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# HIGHLAND HAVEN SUBDIVISION

IN THE  
**N1/2 NE1/4 SE1/4 SECTION 8**  
**TOWNSHIP 55 NORTH, RANGE 3 EAST, B.M.**  
**BONNER COUNTY, IDAHO**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S62° 46' 46"E	36.21
L2	N65° 38' 38"E	63.02
L3	N86° 46' 05"E	54.25
L4	N61° 20' 22"E	29.33
L5	N77° 06' 12"E	74.72
L6	N51° 55' 14"E	55.12

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG/DISTANCE
C1	51°34'36"	118.00	106.22	S88°34'04"E 102.67
C2	21°07'27"	150.00	54.93	N76°12'22"E 54.62
C3	25°25'43"	86.00	38.16	N74°03'14"E 37.86
C4	15°45'50"	165.00	45.40	N69°13'17"E 45.26
C4	25°10'58"	336.00	147.68	N64°30'43"E 146.50

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
  - FOUND 5/8" REBAR AND PLASTIC CAP
  - FOUND 3/4" PIPE
  - ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
  - COMPUTED POINT

**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

**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

**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.

**ADJACENT SURVEYS OF RECORD**

RECORD OF SURVEY, INSTRUMENT NUMBER 705558  
 RECORD OF SURVEY, INSTRUMENT NUMBER 802890

**SURVEYOR'S NARRATIVE**

The purpose of this survey was for a Minor Land Division of the property described in Quitclaim Deed Instrument Number 913722 in records of Bonner County, Idaho. The survey was confined to SE1/4 of Section 8, T55N R3E, BM in Bonner County, Idaho. Controlling corner to subdivide the SE1/4 of Section 8 were tied this survey. A Record of Surveys by PLS 5361 recorded as Instrument Number 705558 in records of Bonner County, Idaho were used to verify corner locations and make final adjusted boundary determination. Monuments were set as noted this survey at new position for division of property.

**BASIS OF BEARINGS**

Bearings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.99981447  
 All distances shown are converted to ground.

**COUNTY SURVEYOR'S CERTIFICATE**

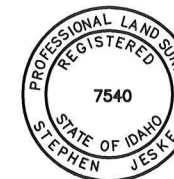
I hereby certify that I have examined the herein HIGHLAND HAVEN Subdivision and checked the Plat and computations thereon and have determined that the requirements of the Idaho State Code pertaining to Plats and Surveys have been met.

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

Bonner County Surveyor

**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 8, Township 55 North, Range 3 East, 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 properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



**OWNERS' CERTIFICATION**

Be it known that Franklin Edward and Rosanne Hutto, husband and wife are the record owners of the real property described herein and have caused the same to be divided into Lot 1 and Lot 2, the same to be known as Highland Haven Subdivision, being in the North Half of the Northeast Quarter of the Southeast Quarter (N1/2NE1/4SE1/4) of Section 8, Township 55 North, Range 3 East, Boise Meridian, Bonner County, Idaho and more particularly described as follows: BEGINNING at a 2 1/4" pipe monument at the northeast corner of said N1/2NE1/4SE1/4; thence, along the east line of said N1/2NE1/4SE1/4, S 00°20'10" W, 653.99 feet to a 3/4 inch pipe at the southeast corner of said N1/2NE1/4SE1/4; thence, along the south line of said N1/2NE1/4SE1/4, N 89°39'11" W, 1327.31 feet to a 3/4 inch pipe at the southwest corner of said N1/2NE1/4SE1/4; thence, along the west line of said N1/2NE1/4SE1/4, N 00°16'02" E, 658.13 feet to a 3/4" pipe at the northwest corner of said N1/2NE1/4SE1/4; thence, along the north line of said N1/2NE1/4SE1/4, S 89°41'25" E, 1328.11 feet to the TRUE POINT OF BEGINNING; encompassing an area of 20.07 acres.

Franklin Edward Hutto \_\_\_\_\_ Date \_\_\_\_\_

Rosanne Hutto \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT**

State of Idaho )  
 ss. )  
 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 Franklin Edward Hutto and Rosanne Hutto, husband and wife, 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: \_\_\_\_\_

**DOCUMENTS AND EASEMENT OF RECORD**

The following documents of Record per First American Title, Preliminary Research Report, File 1031560-5, date Aug. 1, 2016.

Easement and reservations as contained in Warranty Deed recorded Feb. 25, 1988, Instrument Number 345913 and also recorded Aug. 17, 1990 as Instrument Number 379265. Rights to access to said land subject to regulation by the United States Forest Service. Well and Easement Agreement, recorded Nov. 1, 2006, Instrument Number 716429. Agreement, terms and conditions contained in a Easement recorded Oct. 5, 2020, Instrument Number 967035.