

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 # ML00074-22	RECEIVED: RECEIVED JUL 12 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: DAKOTA ESTATES
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APPLICANT INFORMATION:

Landowner's name: DAVID HUNTER		
Mailing address: 1397 HUNTER ROAD		
City: BLANCHARD	State: ID	Zip code: 83804
Telephone: 208-610-3460	Fax:	
E-mail: NONE		

REPRESENTATIVE'S INFORMATION:

Representative's name: ADVANCED TECHNOLOGY SURVEYING, INC		
Company name: ATS, INC		
Mailing address: PO BOX 3457		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 208-772-2745	Fax:	
E-mail: TIFFANIEESPE@HOTMAIL.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 #: 17	Township: 54N	Range: 05W	Parcel acreage: 20
Parcel # (s): RP54N05W-17-0002A			
Legal description: EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17			
Current zoning: R-5	Current use: RESIDENTIAL		
What zoning districts border the project site?			

North: AG-FOREST 10	East: AG-FOREST 20
South: RURAL-10	West: RURAL-10
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 40-ACRES WITH RESIDENCE IN CENTER	
South: 19-ACRES WITH RESIDENCE	
East: 320- ACRES OF STATE LAND	
West: 20-ACRES WITH RESIDENCE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Highway 95 South from Sandpoint, Take ID-54 Exit 449 toward Athol, Turn right onto E Highway 54, Right onto 5th Ave/ID-41, Right onto Rogstad Powerline Rd, Take the 2nd left onto Pole Line Road, Right onto Hunter Road, follow around left curve, property is on the right approx .4 miles. Address is 1397 Hunter Road.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 14.97 ACRES	1324':408'
Lot #2	Proposed acreage: 5.00 ACRES	250':250'
Lot #3	Proposed acreage: X	
Lot #4	Proposed acreage: X	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ The property owner is proposing to divide his 20-acres so that 5-acres is removed. The 5-acre parcel will have a well and a single family residence.		

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: The property is relatively flat in nature. There are no rock outcroppings or benches.
Water courses (lakes, streams, rivers & other bodies of water): There are no bodies of water on or around this property.
Springs & wells: There are no areas of standing water or runoff on this property.

Existing structures (size & use): _____

 There are existing structures on the parcel including a shop and residence.

Land cover (timber, pastures, etc): _____

 The property is mostly covered in natural vegetation to include pine trees, shrubs and grasses native to the area.

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:

Other pertinent information (attach additional pages if needed): _____

 Included with this application is the on-site sewage system application that was approved in 2007 when the residence was constructed on the property.
 The owners completed a Zone Change request to this Rural-5 Zone that was finalized in January 2022.

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: _____

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: _____
 Hunter Road is a public road that provides access to the 60' ingress/egress easement to the South of this parcel as depicted on the plat.

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:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> <u>Existing septic/drainfield is located on Lot 2. Same proposed for Lot 1.</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Single Family Residential system is existing on Lot 2. The paperwork associated with that permit is included in this application packet. The same type of system is proposed for Lot 1 for installation at a later date, that would be permitted through Panhandle Health District.</u>	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> There is a well for domestic water supply located on Lot 2. The same is proposed for the new Lot 1 at a later date.
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>With no water district located nearby, the typical means to access domestic water is to drill for a well which is the proposed method for future use.</u>	
Which power company will serve the project site? <u>Inland Power</u>	

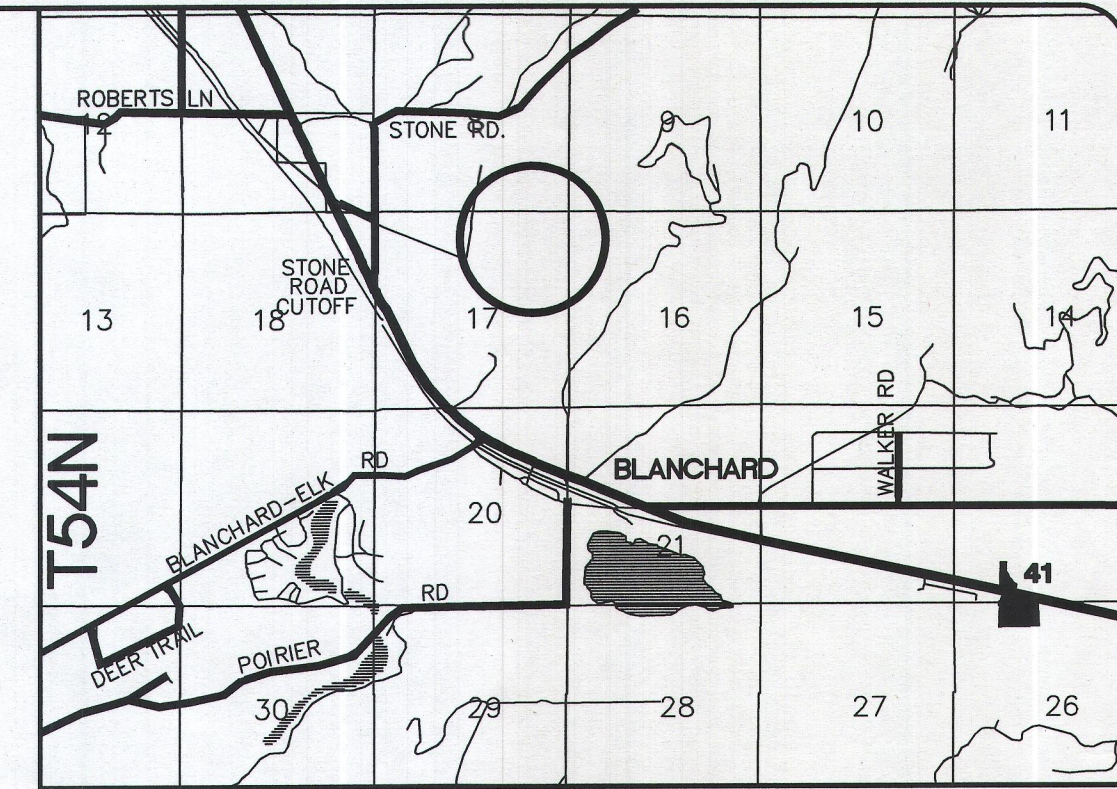
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Tiffany Cape (ATS) Date: June 29th, 2022

Landowner's signature: _____ Date: _____

DAKOTA ESTATES

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DAVID J. HUNTER, A SINGLE MAN AS HIS SEPARATE PROPERTY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "DAKOTA ESTATES", BEING THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 54 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17 AS MARKED BY A 2" A.C. MONUMENT, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 17 AS MARKED BY A 2.5" Z.C. MONUMENT BEARS SOUTH 00°00'20" EAST, 2643.77 FEET;

THENCE, SOUTH 00°00'20" EAST, 1321.89 FEET TO THE NORTH 1/16th CORNER COMMON TO SAID SECTION 17 AND SECTION 16;

THENCE, NORTH 89°31'10" WEST, 658.15 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE, NORTH 00°03'12" EAST, 1324.16 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE, SOUTH 89°19'15" EAST, 656.81 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 19.97 ACRES OR 869,820 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT;

- 1) THE WATER PURVEYOR SHALL BE AN INDIVIDUAL WELL ON LOT 1 OF THIS PLAT. LOT 2 HAS AN EXISTING WELL ON SITE.
- 2) THE SEWER FOR LOT 1 SHALL BE AN ON SITE INDIVIDUAL SEPTIC AND DRAINFIELD. LOT 2 HAS AN EXISTING ON SITE INDIVIDUAL SEPTIC AND DRAINFIELD.

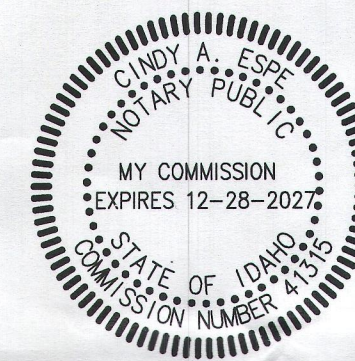
DAVID J. HUNTER

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO } S.S.
COUNTY OF KOOTENAI }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022,
BY DAVID J. HUNTER

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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 OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2020, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____

MICHAEL ROSEDALE, RECORDED

BY: _____
DEPUTY

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2020.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

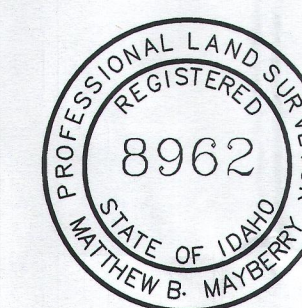
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2020.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE 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 SUPERVISION DURING THE PERIOD OF JANUARY 2020. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



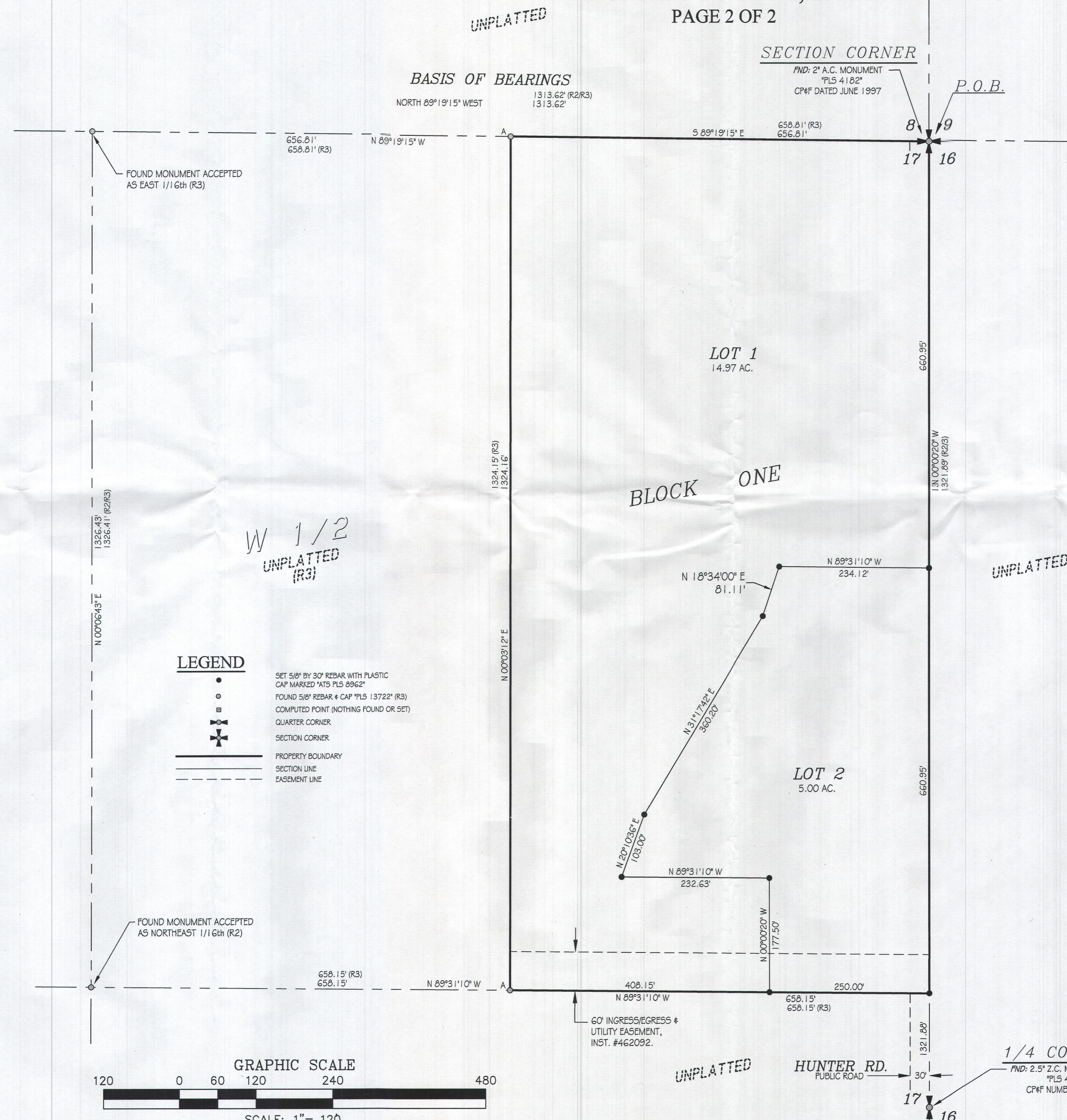
	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM DATE: 05-31-2022
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DRAWN BY MBM DATE: 05-31-2022
		DWG: PLAT PROJ: 22-068

DAKOTA ESTATES

INSTRUMENT NO. _____

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M. BONNER COUNTY, IDAHO

PAGE 2 OF 2



REFERENCES

- R1) SURVEY BY DAVID E. SCHUMANN, PLS 4182. RECORDED NOVEMBER 1995 AS INSTRUMENT NUMBER 475619.
 - R2) SURVEY BY BRAD A. DIESEN, PLS 15516. RECORDED JANUARY 2019 AS INSTRUMENT NUMBER 933367.
 - R3) SURVEY BY THOMAS A. YEISER, PLS 13727. RECORDED OCTOBER 2019 AS INSTRUMENT NUMBER 947515.
 - R4) BROKEN SPUR ESTATES BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED DECEMBER 2020 AS INSTRUMENT NUMBER 971976.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

SURVEYOR'S NARRATIVE/NOTES

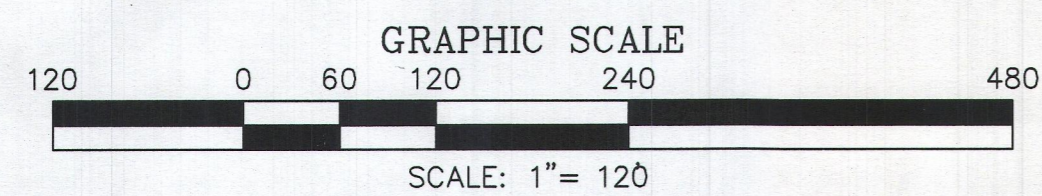
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY FIRST AMERICAN TITLE COMPANY DATED APRIL 08, 2022. ORDER NO. 1042701-5. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE R121 GNSS BASE UNIT AND A TRIMBLE R10-2 RTK ROVER UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
5. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PARCEL OF LAND ACCORDING TO THE BONNER COUNTY MINOR SUBDIVISION ORDINANCE.
6. BOUNDARY LINES FOR THIS PLAT ARE BASED ON FOUND MONUMENTATION FROM (R3) AND PREVIOUS WORK PERFORMED IN THE SECTION (R4).
7. THIS PLAT MAY BE SUBJECT TO MULTIPLE UTILITY EASEMENT. INSTRUMENT #417706, #743943 AND #836585, BONNER COUNTY RECORDS AND ARE BLANKET IN NATURE.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, TAKEN AS NORTH 89°19'15" WEST AND IS IDENTICAL TO R2 & R3 HEREIN.

LEGEND

	SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "ATS PLS 8962"
	FOUND 5/8" REBAR & CAP "PLS 13722" (R3)
	COMPUTED POINT (NOTHING FOUND OR SET)
	QUARTER CORNER
	SECTION CORNER
	PROPERTY BOUNDARY
	SECTION LINE
	EASEMENT LINE



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1" = 120'

CHECKED BY MBM
DATE: 05-31-2022

DRAWN BY MBM
DATE: 05-31-2022

DWG: PLAT
PROJ: 22-068