

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 #

ML00075-22

RECEIVED:

RECEIVED
JUL 18 2022

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: HEWITT HOMES

APPLICANT INFORMATION:

Landowner's name: PATRICK HEWITT

Mailing address: 821 ROCK SPRINGS RD

City: ATHOL

State: ID

Zip code: 83801

Telephone: 509-301-2776

Fax:

E-mail: HEWITPW@GMAIL.COM

REPRESENTATIVE'S INFORMATION:

Representative's name: ROB STRATTON

Company name: STRATTON LAND SERVICES

Mailing address: 8068 W MAIN ST, UNIT 1

City: RATHDRUM

State: ID

Zip code: 83858

Telephone: 208-687-2854

Fax:

E-mail: ROB@STRATTONLS.COM

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: N/A

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 35

Township: 54N

Range: 3W

Parcel acreage: 10

Parcel # (s): RP013510000020A

Legal description: LOT 2, AMENDED GRANITE HILL SUB

Current zoning: RURAL 5

Current use: RURAL RESIDENTIAL

What zoning districts border the project site?

| | |
|---|---------------|
| North: RURAL 5 | East: RURAL 5 |
| South: RURAL 5 | West: RURAL 5 |
| Comprehensive plan designation: | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: 10 AC, RESIDENCE, RURAL RESIDENTIAL | |
| South: 10 AC, RESIDENCE, RURAL RESIDENTIAL | |
| East: 240 AC, STATE LAND, AG/FOREST | |
| West: 5 AC, RESIDENCE, RURAL RESIDENTIAL | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: FROM PLANNING DEPT GO TO HWY 95, GO S ON HWY 95 FOR 19.1 MI, MERGE S ONTO MINERAL RDG RD 1.3 MI, GO E ON OLD HOUSE RD 0.2 MI, GO S ON ROCK SPRINGS RD 0.8 MI TO SITE ON LEFT | |
| | |
| | |
| | |

ADDITIONAL PROJECT DESCRIPTION:

| | | |
|---|---------------------|----------------------------|
| Existing plat recording information: BOOK 5, PAGE 167 | | |
| This application is for : SPLITTING 10 AC INTO (2) 5 AC LOTS | | |
| Proposed lots: | | Depth to Width Ratio (D:W) |
| Lot #1 | Proposed acreage: 5 | 2.0 : 1 |
| Lot #2 | Proposed acreage: 5 | 2.0 : 1 |
| Lot #3 | Proposed acreage: | |
| Lot #4 | Proposed acreage: | |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: _____ | | |
| TAKING 10 AC AND SPLITTING IT INTO (2) 5 AC LOTS | | |
| | | |
| | | |

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: | |
| FAIRLY FLAT | |
| | |
| | |
| | |
| Water courses (lakes, streams, rivers & other bodies of water): | |
| NONE | |
| | |
| | |
| | |
| Springs & wells: | |
| NONE | |
| | |
| | |

Existing structures (size & use): _____
NONE

Land cover (timber, pastures, etc): _____
PARTLY TIMBER

Are wetlands present on site? Yes No

Source of information: NATIONAL WETLAND MAP

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1375E

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: 60' R/W ESMT, ROCK SPRINGS RD

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: SEPTIC

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:

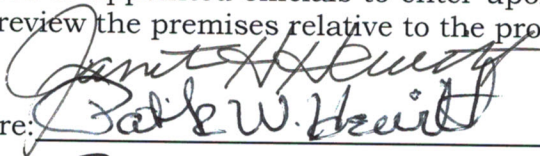
Proposed Community System - List type & proposed ownership:

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: LOT 1 IS CURRENTLY SERVED BY A SHARED PRIVATE WELL, LOT 2 WILL BE SERVED BY AN INDIVIDUAL WELL

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:  Date: 7/14/2022

Landowner's signature:  Date: 7-14-22

SURVEYOR'S NARRATIVE:

PORTIONS OF THIS NARRATIVE WERE ADDED TO HELP EXPLAIN DECISIONS I MADE THAT MAY NOT BE APPARENT FROM THE DRAWING ITSELF. THESE PORTIONS ARE INDICATED WITH LARGER, BOLD TEXT. OTHER PORTIONS OF THIS NARRATIVE WERE ADDED TO COMPLY WITH IDAHO CODE BUT ARE SELF EVIDENT OR OTHERWISE NOT NECESSARY FOR THE UNDERSTANDING OF THE DECISIONS MADE HEREON. THESE PORTIONS ARE INDICATED WITH SMALLER, LIGHTER, ITALIC TEXT.

PURPOSE OF SURVEY:
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE SUBJECT PARCEL USING A MINOR LAND SEGREGATION.

EASEMENTS:
EASEMENTS WERE REVIEWED PER (D10) AND ARE DEPICTED HEREON.

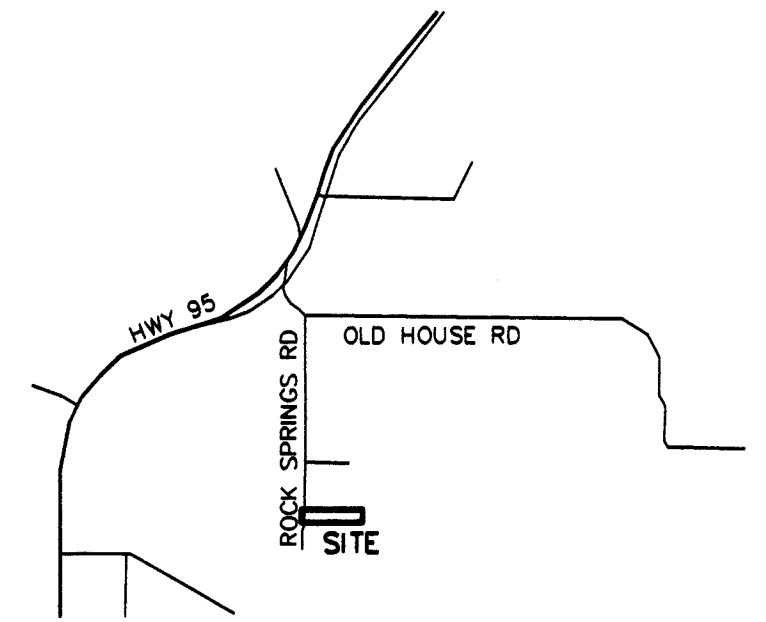
IMPROVEMENTS:
ONLY SELECTED IMPROVEMENTS ARE SHOWN ON THIS SURVEY. THIS SURVEY DID NOT ATTEMPT TO SHOW ALL IMPROVEMENTS.

BOUNDARY DETERMINATION:
THE EXTERIOR BOUNDARY DETERMINED FROM FOUND MONUMENTS PER (S4).

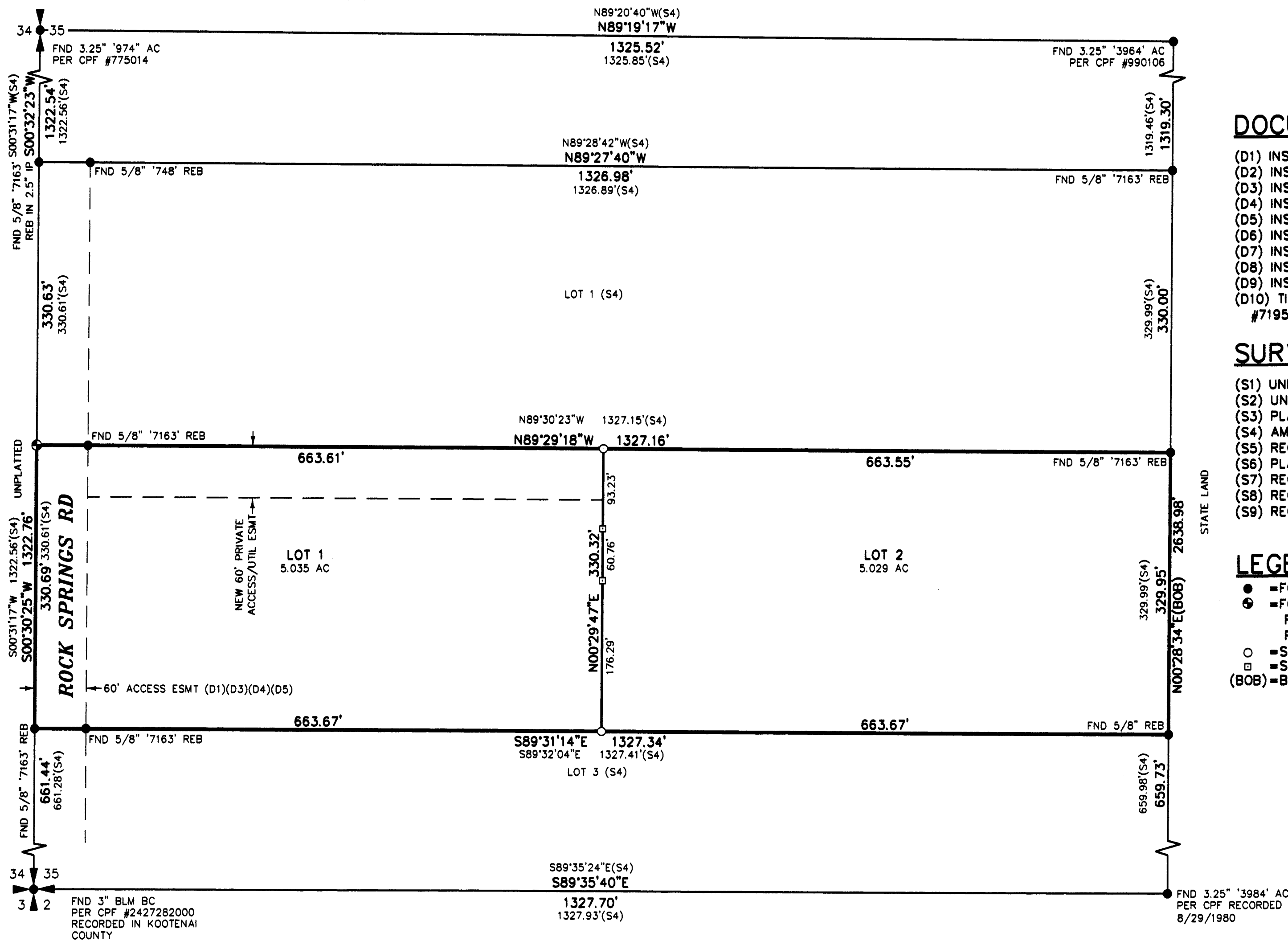
HEWITT HOMES

REPLAT OF LOT 2 AMENDED PLAT OF GRANITE HILL SUB
SW 1/4 OF SECTION 35, TOWNSHIP 54N, RANGE 3W, BM
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INST # _____



VICINITY SKETCH
NOT TO SCALE



DOCUMENTS REVIEWED:

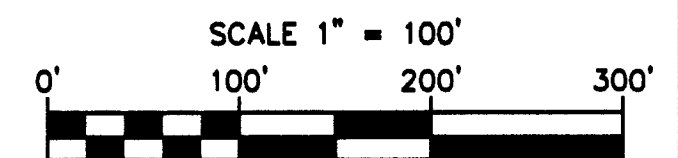
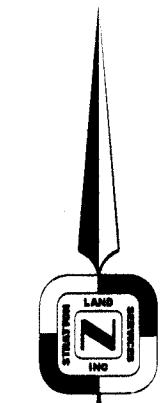
- (D1) INST #427829 WARD TO C&H INVESTMENTS 7/7/1993
- (D2) INST #441964 ROAD MAINTENANCE AGREEMENT 3/15/1994
- (D3) INST #447478 DANISH TO NORTHERN LIGHTS 6/21/1994
- (D4) INST #454421 DANISH TO NORTHERN LIGHTS 10/21/1994
- (D5) INST #462321 C&H INVESTMENTS, DANISH, HANSEN TO SCHATZ 3/20/1995
- (D6) INST #487967 WELL MAINTENANCE AGREEMENT 7/8/1996
- (D7) INST #500505 DANISH TO NORTHERN LIGHTS 3/14/1997
- (D8) INST #977249 WOOD TO HEWITT, NORD 2/26/2021
- (D9) INST #982503 HEWITT TO NORTHERN LIGHTS 5/10/2021
- (D10) TITLE REPORT BY ALLIANCE GUARANTEE #7195-36-613473-2022.81075-227813877 DATED 6/9/2022

SURVEYS REVIEWED:

- (S1) UNRECORDED SURVEY BY BOOTH IN ?
- (S2) UNRECORDED SURVEY BY PENNELL IN 1980
- (S3) PLAT OF GRANITE HILL SUB BY RHODES IN 1996 BK 5 PG 110
- (S4) AMENDED PLAT OF GRANITE HILL BY RHODES IN 1997 BK 5 PG 167
- (S5) RECORD OF SURVEY BY CASH SR IN 1998 INST. #5298387
- (S6) PLAT OF WEATHERLY BY DAHLMAN IN 2006 BK 8 PG 31
- (S7) RECORD OF SURVEY BY GLAHE IN 2009 INST. #782319
- (S8) RECORD OF SURVEY BY OBERMAYER IN 2015 INST. #884006
- (S9) RECORD OF SURVEY BY WILEY IN 2018 INST. #918312

LEGEND:

- = FOUND MONUMENT AS DESCRIBED
- ⊙ = FOUND 5/8" REBAR W/ SMASHED CAP ON SIDE FOUND 1/4" REBAR- PULLED- SET 5/8"x24" REBAR W/STRATTON 10677' CAP
- = SET 5/8"x24" REBAR W/STRATTON 10677' CAP
- ⊠ = SET GUINEA HUB AND LATH ON PROPERTY LINE
- (BOB) = BASIS OF BEARINGS



BASIS OF BEARING
AM GRANITE HILL SUB BK 5 PG 167
AS SHOWN HEREON
EQUIPMENT USED
RTK GPS
5" TOTAL STATION

EASEMENT NOTES:

1. PLAT IS SUBJECT TO A ROAD MAINTENANCE AGREEMENT (D2).
2. PLAT IS SUBJECT TO A WELL MAINTENANCE AGREEMENT (D6).
3. PLAT IS SUBJECT TO A 40' POWER EASEMENT IN AN UNDEFINED LOCATION (D7).
4. PLAT IS SUBJECT TO A 20' POWER EASEMENT IN AN UNDEFINED LOCATION (D9).



| INDEX | | | |
|----------|-----|----|----|
| 1/4, 1/4 | SEC | T. | R. |
| 35 | 54N | 3W | |

SURVEY FOR
HEWITT

STRATTON LAND SERVICES, INC.
8068 W. MAIN ST. UNIT 1
RATHDRUM, ID 83858
(208) 687-2864
WWW.STRATTONLS.COM

21036-3.DWG
DATE: 6/17/22
DRAWN BY: RFL

SHT. 1 OF 2
JOB # 21036

HEWITT HOMES

BOOK _____ PAGE _____
INST # _____

REPLAT OF LOT 2 AMENDED PLAT OF GRANITE HILL SUB
SW 1/4 OF SECTION 35, TOWNSHIP 54N, RANGE 3W, BM
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PATRICK HEWITT AND JANET HEWITT, HUSBAND AND WIFE, DONALD NORD AND SHELLEY HEWITT, HEREBY CERTIFY THAT THEY ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS 'HEWITT HOMES' AND DESCRIBED AS FOLLOWS:

LOT 2 OF THE AMENDED PLAT OF GRANITE HILL SUBDIVISION AS RECORDED WITH BONNER COUNTY IN BOOK 5 OF PLATS AT PAGE 167, LOCATED IN SECTION 35, TOWNSHIP 54 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

A NEW 60' PRIVATE ACCESS AND UTILITY EASEMENT IS HEREBY RESERVED FOR THE BENEFIT OF LOT 2.

NEW PRIVATE EASEMENTS SHOWN HEREON THAT BENEFIT LOTS WITHIN THIS PLAT SHALL BE FULLY CREATED UPON TRANSFER OF OWNERSHIP FOR LOTS THAT ARE DOMINANT/ SUBSERVIENT TO THAT EASEMENT.

LOT 1 IS CURRENTLY SERVED BY A SHARED WELL. LOT 2 WILL BE SERVED BY AN INDIVIDUAL WELL SANITARY SEWER TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

PATRICK HEWITT JANET HEWITT

DONALD NORD SHELLEY HEWITT

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 HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____, DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF 'HEWITT HOMES' 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

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 COMMISSIONERS' APPROVAL:

THIS PLAT IS HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PATRICK HEWITT AND JANET HEWITT, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD NORD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SHELLEY HEWITT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 35, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES. DATED THIS _____ DAY OF _____, 2022.

ROBERT L. STRATTON, PLS # 10677

COUNTY RECORDER'S CERTIFICATE:

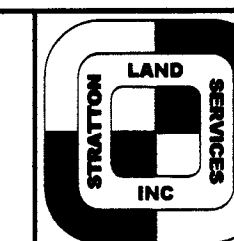
FILED THIS _____ DAY OF _____, 2022 AT _____ O'CLOCK ____M IN BOOK ____ OF PLATS AT PAGE _____ AT THE REQUEST OF STRATTON LAND SERVICES, INC.

BONNER COUNTY RECORDER INST# _____ FEE _____



SURVEY FOR

HEWITT



STRATTON LAND SERVICES, INC.

8088 W. MAIN ST. UNIT 1
RATHDRUM, ID 83888
(208) 687-2854
WWW.STRATTONLS.COM

| | |
|---------------|-------------|
| 21036-3.DWG | |
| DATE: 6/17/22 | SHT. 2 OF 2 |
| DRAWN BY: RFL | JOB # 21036 |