



# 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 #  ML00076-22	RECEIVED:  <b>RECEIVED</b> JUL 21 2022 <b>BONNER COUNTY PLANNING DEPARTMENT</b>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Starpine Estates

### APPLICANT INFORMATION:

Landowner's name: Craig and Gina Barnes		
Mailing address: 420 Rock Springs Road		
City: Athol	State: ID	Zip code: 83801
Telephone:	Fax:	
E-mail:		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Hunter Hartwig		
Company name: h2 Surveying, LLC		
Mailing address: PO Box 2916		
City: Hayden	State: ID	Zip code: 83835
Telephone: (208) 699-3049	Fax:	
E-mail: hmhartwig@h2survey.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Clayton Binder - Son-in-Law		
Company name:		
Mailing address: 6727 W Soldier Creek Avenue		
City: Rathdrum	State: ID	Zip code: 83858
Telephone: (425) 501-5191	Fax:	
E-mail: cbinder@gmail.com		

### PARCEL INFORMATION:

Section #: 34	Township: 54N	Range: 3W	Parcel acreage: 10.004
Parcel # (s): RP013540010030A			
Legal description: Lot 3, Block 1, Thousand Hills Estates			
Current zoning: Rural		Current use: Rural	
What zoning districts border the project site?			

North: Rural (R5)	East: Rural (R10)
South: Rural (R5)	West: Rural (R5)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20 Acres Single Family Residence with Detached Garage or Shop	
South: 1- Acres with a Garage	
East: 20 Acres with a Residential Structure and Detached Garage or Shop	
West: 20 Acres with a Garage	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Beginning in Athol, US 95 North, Right on to Old House Road East, Right on to Rock Springs Road South</u>	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b> 2 lot MLD		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1 5.567 +/-	Proposed acreage:	
Lot #2 4.437 +/-	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Family desires to split parcel for family member. There is an existing fence line resulting in Lot 2 being slightly less than 5 acres. This was approved by an Administrative Variance Written Decision #VA0009-22</u>		

**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: <u>Land is flat with grades not exceeding that of 5% with no apparent rock outcroppings or benches located throughout the property.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>
Springs & wells: <u>There is an existing well located on the property currently serving the existing residence.</u>

Existing structures (size & use): Single Family Residence approximately 7,500 sq. ft. There is a Shop that is approximately 2,500 sq. ft.  
other structures located on the property are considered removable.

Land cover (timber, pastures, etc): Primarily pasture and grazing land with little timber scattered throughout East side of Property.

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

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

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: \_\_\_\_\_

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: To meet the specifications of Panhandle Health District

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 There is an existing well serving the single family residence that will serve both properties.

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.

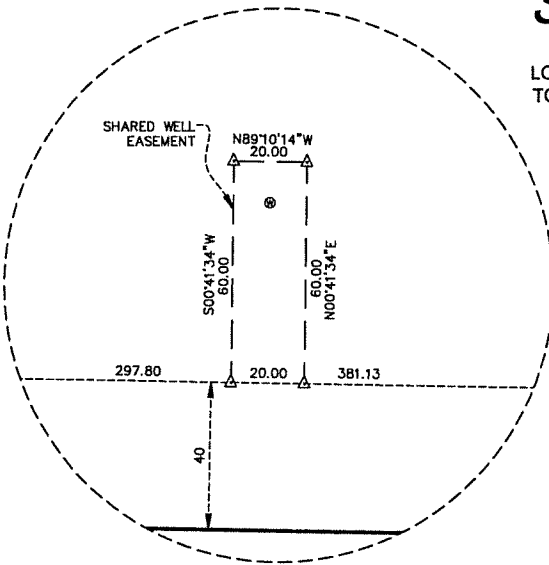
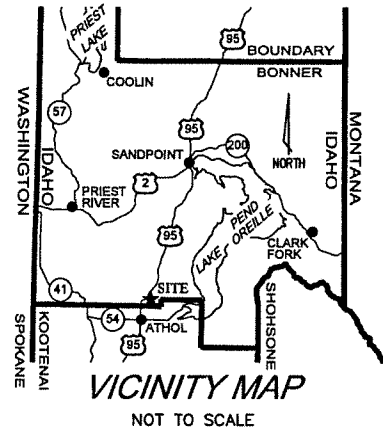
Landowner's signature:  Date: 7/20/22

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

# STARPINE ESTATES

LOT 3, BLOCK 1, THOUSAND HILLS ESTATES  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
 TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
 BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 INSTRUMENT # \_\_\_\_\_



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°39'08" E	60.07
L2	S 88°43'13" E	59.77



SECTION CORNER  
 FOUND 1-1/2" COPPERWELD  
 BY RLS 974 CP&F  
 INSTRUMENT NO. 928377

## LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊕ = FOUND 1/2" IRON PIPE
- ⊙ = FOUND SECTION CORNER (AS NOTED)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2" "PLS 12110"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "INCPR" "PLS 8792"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "BINNALL" "PLS 14214"
- ⊙ = WELLHEAD
- = BOUNDARY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINE
- = PC&E GTN TRANSMISSION CENTER LINE
- - - = EASEMENT LINE (AS NOTED)
- - - = EASEMENT LINE (AS NOTED)
- - - = EASEMENT LINE (AS NOTED)

## RECORD INFORMATION

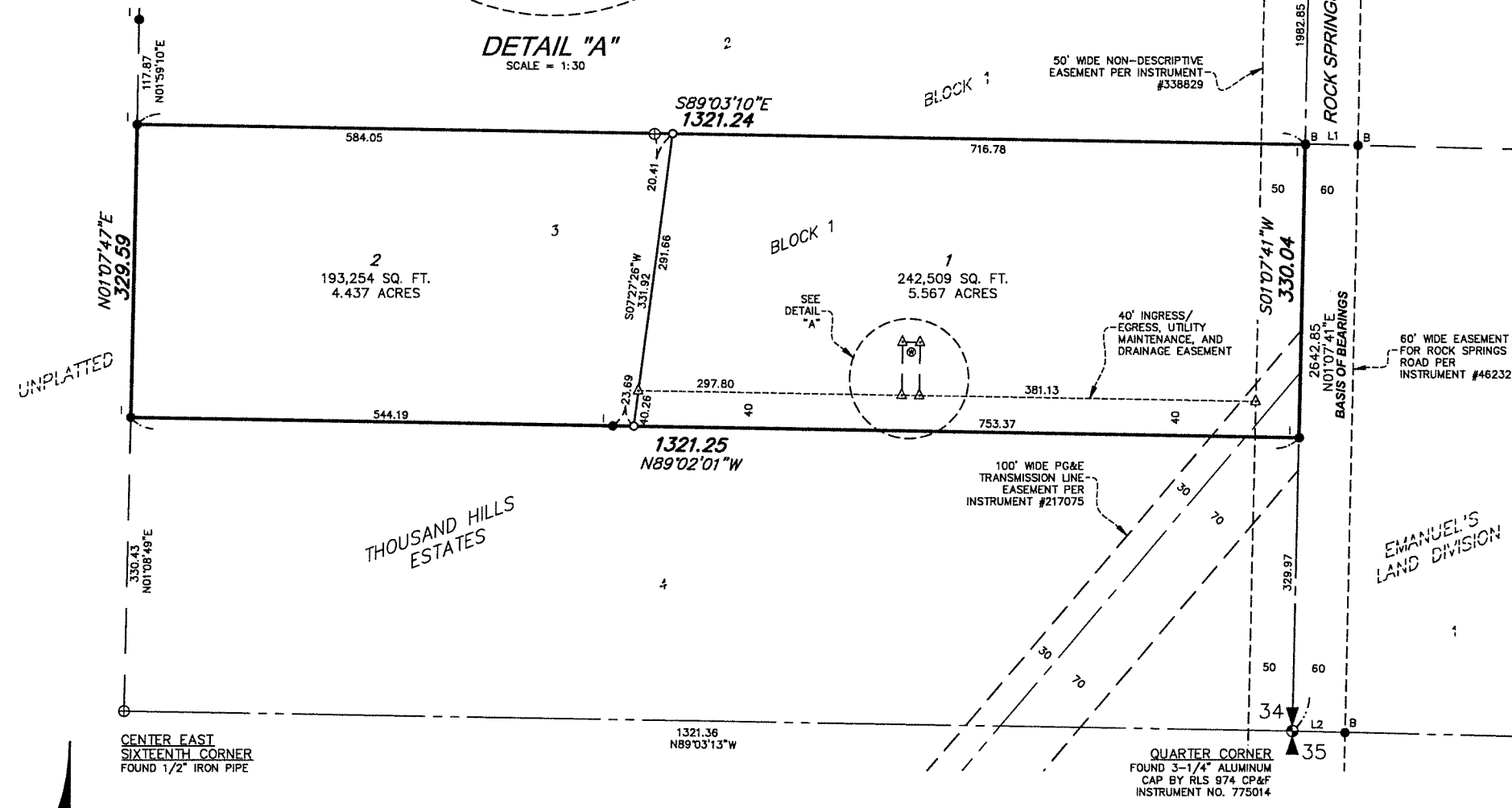
- R1 - THOUSAND HILLS ESTATES, BOOK 7 OF PLATS, PAGE 20, INSTRUMENT #618938, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, INSTRUMENT #529833, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - WEATHERLY PLAT, BOOK 8 OF PLATS, PAGE 31, INSTRUMENT #706808, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - AMENDED RECORD OF SURVEY, INSTRUMENT #881736, RECORDS OF BONNER COUNTY, IDAHO.
- R5 - EMMANUEL'S LAND DIVISION, BOOK 18 OF PLATS, PAGE 23, INSTRUMENT #1001412, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #674373, RECORDS OF BONNER COUNTY, IDAHO.
- D2 - ADMINISTRATIVE VARIANCE ISSUANCE, INSTRUMENT #1008047, RECORDS OF BONNER COUNTY, IDAHO.

## BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BEARS NORTH 01°07'41" EAST, BETWEEN FOUND MONUMENTS, AS SHOWN ON R1 AND R2.

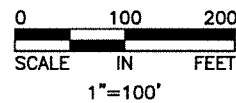
## SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO LOTS AND BLOCK.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE MONUMENTS SHOWN HERE ON WERE LOCATED ON MARCH 4, 2022.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.



CENTER EAST SIXTEENTH CORNER  
 FOUND 1/2" IRON PIPE

QUARTER CORNER  
 FOUND 3-1/4" ALUMINUM CAP BY RLS 974 CP&F  
 INSTRUMENT NO. 775014



SECTION INDEX



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815  
 PHONE: (208) 772-6600 • FAX: (208) 772-6619  
 WWW.J2SURVEY.COM

DATE: JULY, 2022  
 PROJECT NUMBER: 2022-050

SHEET 1 OF 2

**STARPINE ESTATES**

LOT 3, BLOCK 1, THOUSAND HILLS ESTATES  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_

**OWNER'S CERTIFICATE**

KNOWN ALL MEN BY THESE PRESENTS: THAT CRAIG BARNES AND GINA BARNES, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS STARPINE ESTATES.

LOT 3 IN BLOCK 1 OF THOUSAND HILLS ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 7 OF PLATS, PAGE 20, RECORDS OF BONNER COUNTY IDAHO.

CONTAINING 435,763 SQUARE FEET, OR 10.004 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

PACIFIC GAS TRANSMISSION EASEMENT PER INSTRUMENT NUMBERS 73767, 83984, 207001, AND 217075.

ACCESS EASEMENT PER INSTRUMENT NUMBER 338829.

BOUNDARY LINE AGREEMENT, QUITCLAIM DEED, AN RECONVEYANCE OF EASEMENTS PER INSTRUMENT NUMBER 529835.

NORTHERN LIGHTS RIGHT-OF-WAY EASEMENT PER INSTRUMENT NUMBER 843363.

NORTHERN LIGHTS RIGHT-OF-WAY EASEMENT PER INSTRUMENT NUMBER 872990.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOTS 1 AND 2 WILL BE PROVIDED BY A SHARED WELL.

A SHARED WELL AGREEMENT WAS RECORDED SIMULTANEOUSLY WITH THIS PLAT AS INSTRUMENT # \_\_\_\_\_

SANITARY SEWER SERVICE FOR LOT 1 IS PROVIDED BY AN EXISTING SEPTIC SYSTEM.

SANITARY SEWER SERVICE FOR LOT 2 WILL BE PROVIDED BY ONSITE PANHANDLE HEALTH DISTRICT APPROVED SEPTIC SYSTEM.

GRANTING:

A 40' FOOT INGRESS/EGRESS, UTILITY, MAINTENANCE, AND DRAINAGE EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT

A SHARED WELL EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.

\_\_\_\_\_  
CRAIG BARNES                      DATE

\_\_\_\_\_  
GINA BARNES                      DATE

**ACKNOWLEDGMENT**

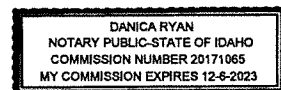
STATE OF \_\_\_\_\_ )  
  )SS.  
COUNTY OF \_\_\_\_\_ )

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: CRAIG BARNES

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT \_\_\_\_\_



**ACKNOWLEDGMENT**

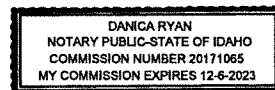
STATE OF \_\_\_\_\_ )  
  )SS.  
COUNTY OF \_\_\_\_\_ )

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: GINA BARNES

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT \_\_\_\_\_



**PANHANDLE HEALTH DISTRICT APPROVAL**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE \_\_\_\_\_

DATE: \_\_\_\_\_

**BONNER COUNTY PLANNING DIRECTOR**

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

**BONNER COUNTY COMMISSIONERS**

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN

**BONNER COUNTY RECORDER**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF CRAIG AND GINA BARNES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M. AND DULY

RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGE(S) \_\_\_\_\_ AS INSTRUMENT

NUMBER \_\_\_\_\_

FEE: \$ \_\_\_\_\_

BY DEPUTY: \_\_\_\_\_

BONNER COUNTY RECORDER: \_\_\_\_\_

**BONNER COUNTY TREASURER**

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

**BONNER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

**SURVEYOR'S CERTIFICATE**

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



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