



# BONNER COUNTY PLANNING DEPARTMENT

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[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # <i>MLD 0099-22</i>	RECEIVED: <b>RECEIVED</b> OCT 18 2022 BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

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

Landowner's name: Christopher C. Chatburn and Rochelle L. Chatburn		
Mailing address: 1657 E. Dufort Road		
City: Sagle	State: Idaho	Zip code: 83860
Telephone: 208-659-5422	Fax:	
E-mail: <a href="mailto:chrischatburn@hotmail.com">chrischatburn@hotmail.com</a>		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Jeske		
Company name: JRS Surveying Inc.		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: Idaho	Zip code: 83805
Telephone: 208-267-7555	Fax:	
E-mail: <a href="mailto:sjeske@jrssurveying.com">sjeske@jrssurveying.com</a>		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 27	Township: 54 N	Range: 3 W	Parcel acreage: 20 Acres
Parcel # (s): RP56N02W276000A			
Legal description: E1/2 SW1/4 SW1/4 Sec. 27 T54N R3W			
Current zoning: Rural 5	Current use: Residential		
What zoning districts border the project site?			

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation: 2 Lot Subdivision - Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20 acre - unirrigated agriculture	
South: 2 parcels - 5 acres, residential w/ house & out bldg's / 5 acres, residential w/ house & out bldg's	
East: 10 acre, residential, house w/ out bldg's	
West: 2 parcels - 10 acres, residential whouse & out bldg's / 10 acres, forested	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
From Sagel travel south on U.S. Highway 95 for 3.2 miles, turn left (east) onto East Dufort Road	
travel 1.7 miles to the property on the left.	
_____	
_____	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.09 Acres	1.2 : 1
Lot #2	Proposed acreage: 10.00 Acres	1.2 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
20 acre parcel split into 2 - 10 acre 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:
Mostly level, slopes from the south end of the property to the north at +/- 2%
_____
_____
Water courses (lakes, streams, rivers & other bodies of water): _____
Small pond w/ wetlands on neighboring property to the northwest
_____
_____
Springs & wells: <u>Well on proposed Lot 1</u>
_____
_____

Existing structures (size & use): _____ House 2664 sq. ft., detached garage 900 sq. ft.	
Land cover (timber, pastures, etc): _____ Mostly timber	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: Fema Flood Map
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0950E
Other pertinent information (attach additional pages if needed): _____	

**ACCESS INFORMATION:**

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> Existing <input type="checkbox"/> 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: _____ _____ _____
<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>Public- E. Dufort Rd, 50 ft. R/W, 24 ft. wide gravel road.</u> <u>Existing- Drive 12 ft. wide gravel road - proposed- Drive 12 ft. wide gravel</u> _____ _____
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> Existing <input type="checkbox"/> 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.

GTE Northwest Inc. and Avista Corporation

**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 &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type: septic system with drainfield</u> _____
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? <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 &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? Avista	

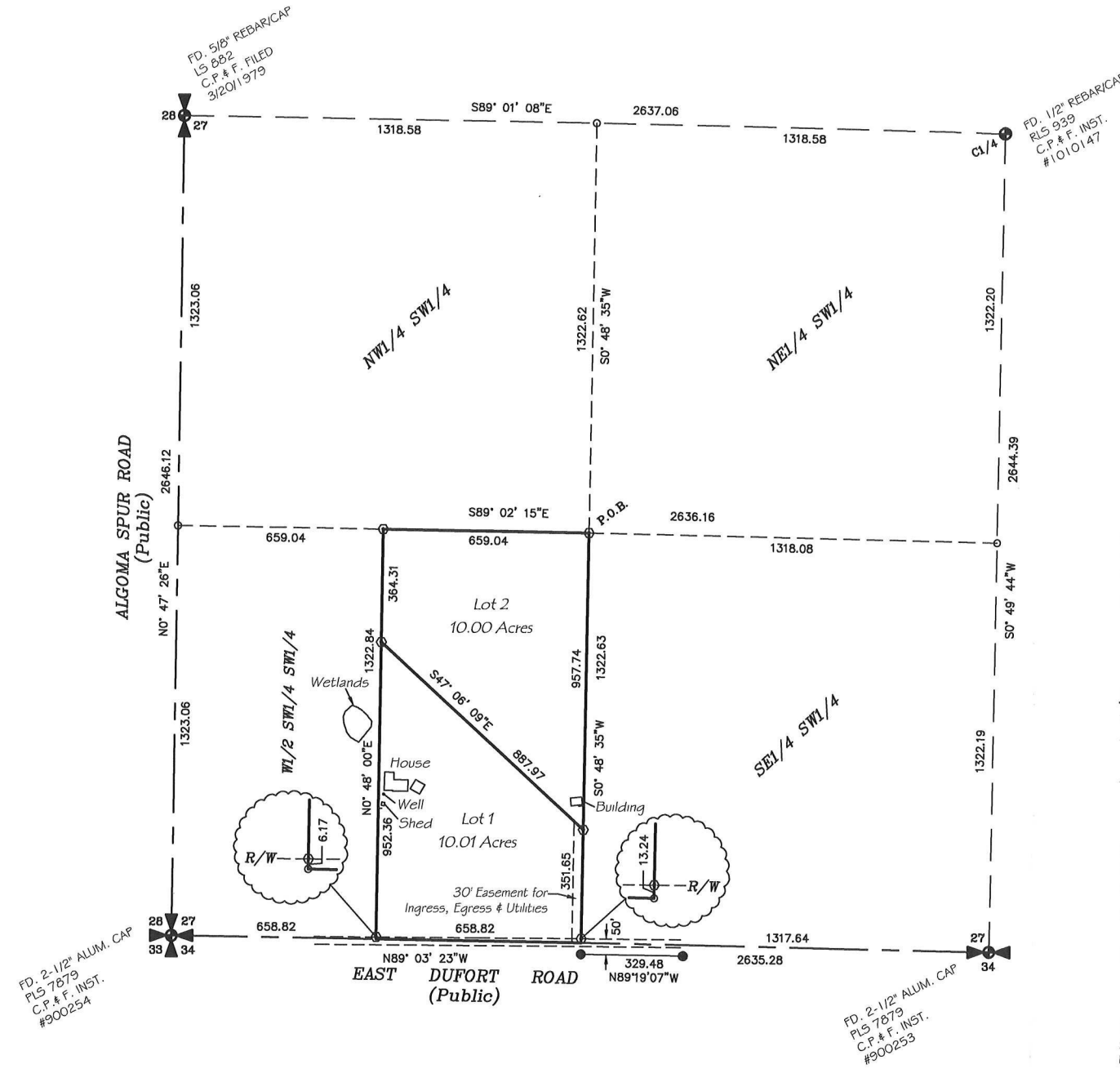
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: *Stephen [Signature]* (representative) Date: 10-17-2022

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

# CHATBURN SUBDIVISION

IN THE  
SW1/4 SW1/4 SECTION 27  
TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M.  
BONNER COUNTY, IDAHO



- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
  - FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7879
  - ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
  - COMPUTED POINT

**BASIS OF BEARINGS**  
Bearings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.9998681102  
All distances shown are converted to ground.

**ADJACENT SURVEYS OF RECORD**

RECORD OF SURVEY, INSTRUMENT NUMBER 253137 BY RLS 882  
RECORD OF SURVEY, INSTRUMENT NUMBER 328349 BY RLS 882  
RECORD OF SURVEY, INSTRUMENT NUMBER 466629 BY PLS 5713  
RECORD OF SURVEY, INSTRUMENT NUMBER 654859 BY PLS 5713  
RECORD OF SURVEY, INSTRUMENT NUMBER 1010274 BY PLS 14879

**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.

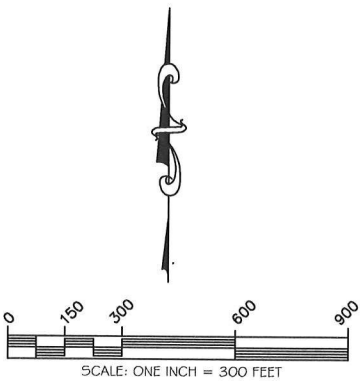
**SURVEYOR'S NARRATIVE**

The purpose of this survey was for a Minor Land Division of the property described in Instrument Number 690622, Records of Bonner County, Idaho. The survey was confined to SW1/4 of Section 27, T56N R2W, BM in Bonner County, Idaho. Controlling corners to subdivide the SW1/4 of said Section 27 were tied this survey. A Record of Survey by RLS 882 recorded as Instrument Number 253137, 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.

**DOCUMENTS AND EASEMENT OF RECORD**

The following documents of Record per Commonwealth Land Title Insurance Company, Subdivision Guarantee Report, File 622242.

- Easement granted to Bonner County for road right of way, Book 46 of Deeds, page 131, dated July 8, 1926.
- Easement granted to Bonner County for the right of the public in and to any and all easements of rights of way for any and all public roads now established or existing on said premises, Book 52 of Deeds, Page 391 dated January 2, 1932.
- Easement granted GTE Northwest Inc. and the Avista Corporation for public utilities, Instrument Number 556471 dated Dec. 8, 1999.



**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein CHATBURN 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 27, Township 54 North, Range 3 West, 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.



**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

**OWNERS' CERTIFICATION**

Be it known that Christopher C. Chatburn and Rochelle L. Chatburn, husband and wife, are the record owner of the real property described herein and have caused the same to be divided into Lots, the same to be known as Chatburn Subdivision, being in the East Half of the Southwest Quarter of the Southwest Quarter (E1/2 SW1/4 SW1/4) of Section Twenty-seven (27), Township Fifty-six (56) North, Range Two (2) West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:  
BEGINNING at a 5/8 rebar with plastic cap stamped PLS 7540 at the northeast corner of said E1/2 SW1/4 SW1/4; thence, along the east line of the E1/2 SW1/4 SW1/4, S 00°48'35" W, 1309.39 feet to the northerly right of way of East Dufort Road, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, leaving said right of way S 00°48'35" W, 13.24 feet to the southeast corner of said E1/2 SW1/4 SW1/4; thence, along the south line of said E1/2 SW1/4 SW1/4, N 89°03'23" W, 658.82 feet to the southwest corner of said E1/2 SW1/4 SW1/4; thence, leaving said south line, N 00°48'00" E, 6.17 feet to the northerly right of way of East Dufort Road, marked on the ground by a 5/8 rebar with plastic cap stamped PLS 7540; thence, leaving said right of way, N 00°48'00" E, 1316.67 feet to the northwest corner of said E1/2 SW1/4 SW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, along the north line of said E1/2 SW1/4 SW1/4, S 89°02'15" E, 659.04 feet to the TRUE POINT OF BEGINNING; encompassing an area of 20.01 acres.

LESS County road right of way.

\_\_\_\_\_  
Christopher C. Chatburn Date \_\_\_\_\_

\_\_\_\_\_  
Rochelle L. Chatburn 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 Christopher C. Chatburn and Rochelle L. Chatburn, 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: \_\_\_\_\_