



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 # MLD0109-22	RECEIVED: 11/17/2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: HATCHER FLATS

APPLICANT INFORMATION:

Landowner's name: JANET M. HATCHER AND PATRICK H. BRADSHAW		
Mailing address: 258 HATCHER ROAD		
City: COCOLALLA	State: IDAHO	Zip code: 83813
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: IDAHO	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: PROVOLTLANDSURVEYING@GMAIL.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 #: 5	Township: 55N	Range: 2W	Parcel acreage: 9.23 AC
Parcel # (s): RP55N02W053600A			
Legal description: 5-55N-2W TAX 77			
Current zoning: SUBURBAN (SEE ZC0011-22)		Current use: TRANSITION	
What zoning districts border the project site?			

North:R-5	East:R-5
South:RSC & SUB	West:R-5
Comprehensive plan designation: TRANS	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:6.5 AC BARE	
South:4 & 5 AC BARE AND RESIDENTIAL	
East:5 AC RESIDENTIAL	
West:5 AC RESIDENTIAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM SANDPOINT- SOUTH ON HWY 95 FOR 9.8 MILES, TURN RIGHT ON COCOLALLA LOOP ROAD, TRAVEL 0.3 MILES, TURN RIGHT ON HATCHER ROAD, PROPERTY IS 480' FURTHER	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:6.72 AC	0.9:1
Lot #2	Proposed acreage: 2.5 AC	1:1.8
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>ONE 9.23 AC PARCEL SPLIT INTO 2 LOTS OF 2.5 ACRES AND 6.72 ACRES</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>FLAT LANDS, NO SLOPE OR BENCHES</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>
Springs & wells: <u>WELL ON PROPERTY</u>

Existing structures (size & use): _____
HOUSE (1636 SQFT.) AND SHOP (2309 SQFT.)

Land cover (timber, pastures, etc): _____
OPEN PASTURE WITH FEW TREES.

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0950E

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: COCOLALLA LOOP ROAD 50' WIDE PAVED PRESCRIPTIVE AND HATCHER ROAD 30' WIDE PRIVATE GRAVEL ROAD PER INST. NO. 879659, 544468 & 347598

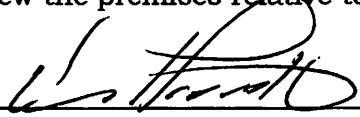
Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
SEE APPLICATION MAPS

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>DRAINFIELDS</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 & 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? <u>AVISTA</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:  Date: 11-17-22

Landowner's signature: _____ Date: _____

HATCHER FLATS

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY INST. NO. 916426, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY INST. NO. 916426, RECORDS OF BONNER COUNTY, IDAHO.

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE DIVISION OF A PARCEL DESCRIBED IN DEED INST. NO. 916428 AND SHOWN ON RECORD OF SURVEY INST. NO. 916426.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- FOUND 5/8" REBAR, NO CAP.

LINE	BEARING	DISTANCE
L1	N00°11'38"E	243.81'
L2	N00°11'38"E	262.97'
L3	N00°11'38"E	259.50'
L4	N00°11'38"E	94.50'
L5	N00°11'38"E	165.00'
L6	N89°55'49"E	208.15'
L7	N90°00'00"E	98.57'
L8	S13°58'38"E	74.27'
L9	S13°58'38"E	158.80'
L10	N00°11'38"E	71.67'
L11	S89°54'48"W	132.69'
L12	N00°11'38"E	185.33'
L13	S13°58'38"E	78.74'
L14	S65°54'42"E	209.79'
L15	S09°44'36"W	180.02'
L16	S55°20'01"W	52.91'
L17	S10°06'45"W	56.97'
L18	S13°58'38"E	81.82'
L19	N89°55'49"E	208.15'
L20	S00°04'11"E	226.40'
L21	N13°58'38"W	170.02'



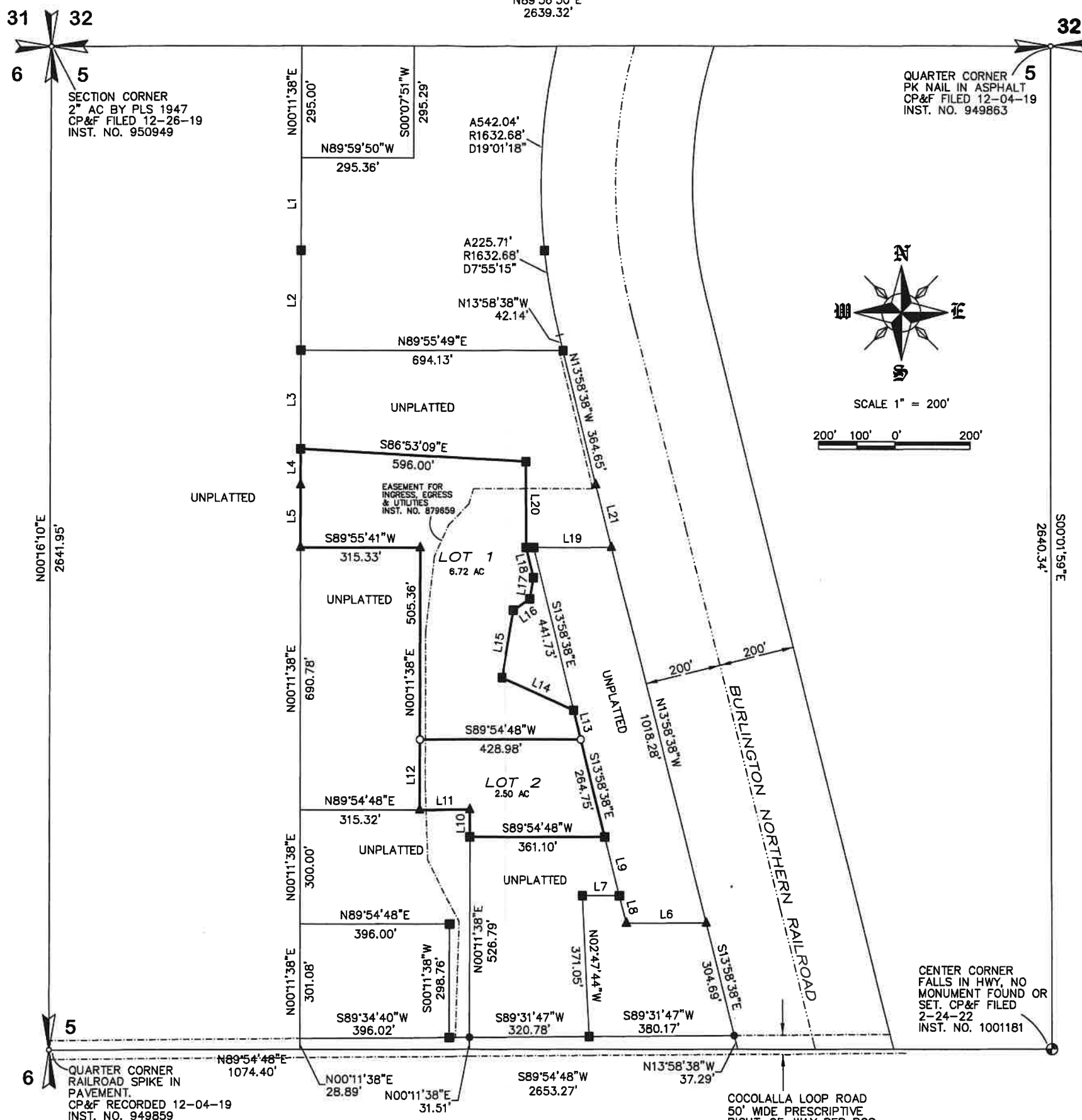
SURVEYOR'S CERTIFICATE

I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

HATCHER FLATS

DATE: 11-16-22
 SCALE: 1"=200'
 PROJ. NO.: 1474
 SHT. 1 OF 2

PROVOLT LAND SURVEYING, INC
 P.O. BOX 580 PONDERAY, ID. 83852
 (208) 290-1725



HATCHER FLATS

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JANET M. HATCHER AND PATRICK H. BRADSHAW, WIFE AND HUSBAND ARE THE LEGAL OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "HATCHER FLATS" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 54' 48" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 663.31 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 11' 38" EAST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 1320.75 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST HALF OF GOVERNMENT LOT 4, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 00 DEGREES 11' 38" EAST ALONG THE WEST LINE OF SAID EAST HALF OF GOVERNMENT LOT 4, A DISTANCE OF 259.50 FEET; THENCE SOUTH 86 DEGREES 53' 09" EAST A DISTANCE OF 596.00 FEET; THENCE SOUTH 00 DEGREES 04' 11" EAST A DISTANCE OF 226.40 FEET; THENCE SOUTH 13 DEGREES 58' 38" EAST A DISTANCE OF 81.82 FEET; THENCE SOUTH 10 DEGREES 06' 45" WEST A DISTANCE OF 56.97 FEET; THENCE SOUTH 55 DEGREES 20' 01" WEST A DISTANCE OF 52.91 FEET; THENCE SOUTH 09 DEGREES 44' 36" WEST A DISTANCE OF 180.02 FEET; THENCE SOUTH 65 DEGREES 54' 41" EAST A DISTANCE OF 209.79 FEET; THENCE SOUTH 13 DEGREES 58' 38" EAST A DISTANCE OF 343.48 FEET; THENCE SOUTH 89 DEGREES 54' 48" WEST A DISTANCE OF 361.10 FEET; THENCE NORTH 00 DEGREES 11' 38" EAST A DISTANCE OF 71.67 FEET; THENCE SOUTH 89 DEGREES 54' 48" WEST A DISTANCE OF 132.69 FEET; THENCE NORTH 00 DEGREES 11' 38" EAST A DISTANCE OF 690.69 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 55' 49" WEST ALONG SAID NORTH LINE A DISTANCE OF 315.32 FEET TO THE INITIAL POINT.

JANET M. HATCHER

PATRICK H. BRADSHAW

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JANET M. HATCHER AND PATRICK H. BRADSHAW KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING;

1. AN EASEMENT GRANTED TO NORTHER IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED ON APRIL 29, 1939 AT INST. NO. 98061
2. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED APRIL 15, 1988 AT INST. NO. 347598
3. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED ON SEPTEMBER 12, 1990 AT INST. NO. 380390
4. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED ON JUNE 21, 1994 AT INST. NO. 447482
5. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED MAY 22, 1998 AT INST. NO. 524333
6. RECORD OF SURVEY INST. NO. 543255
7. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED MAY 10, 1999 AT INST. NO. 544468
8. A ROAD MAINTENANCE AGREEMENT RECORDED MAY 15, 2007 AT INST. NO. 728920
9. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED ON SEPTEMBER 25, 2012 AT INST. NO. 832957
10. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED ON SEPTEMBER 23, 2015 AT INST. NO. 879659
11. RECORD OF SURVEY INST. NO. 916426
12. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED ON JANUARY 3, 2018 AT INST. NO. 916427, 916428, 916429 & 916430

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 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879

PRELIMINARY



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HATCHER FLATS" 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 _____, 20____.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT 1

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 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____. APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

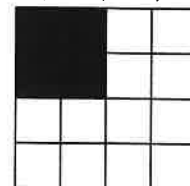
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.5, T.55N., R.2W., B.M.



HATCHER FLATS

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 11-16-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1414
CAD FILE: S-MLD-HATCHER
SHT. 2 OF 2