



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0111-22	RECEIVED: 11/21/2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Silver Pines

APPLICANT INFORMATION:

Landowner's name: Joseph and Kathlene Hester		
Mailing address: 11611 W. PRAIRIE AVE		
City: POST FALLS	State: IDAHO	Zip code: 83854
Telephone: 208-755-9766	Fax:	
E-mail: JOEHESTERLOGGINGLLC@OUTLOOK.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: DANIEL INLOES		
Company name: HMH ENGINEERING		
Mailing address: 3882 N. SCHREIBER WAY, SUITE 104		
City: COEUR D'ALENE	State: IDAHO	Zip code: 83815
Telephone: 541-880-8699	Fax:	
E-mail: DINLOES@HMH-LLC.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 #: 7	Township: 56N	Range: 4W	Parcel acreage: 40.17
Parcel # (s): RP56N04W076400A			
Legal description: SW 1/4 SEC. 7, T.56N., R.4W., TAX 1			
Current zoning: RURAL 5 (R-5)		Current use: RURAL RESIDENTIAL	
What zoning districts border the project site? RURAL 5 (R-5) ON ALL SIDES			

North: RURAL 5 (R-5)	East: RURAL 5 (R-5)
South: RURAL 5 (R-5)	West: RURAL 5 (R-5)
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 297.42 ACRE TIMBER LAND	
South: 99.47 ACRE BARE FOREST LAND	
East: 20 ACRE RESEDINTIAL PARCEL	
West: TWO 5 ACRE RESEDINTIAL PARCELS	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: BEGINNING AT THE INTERSECTION OF HWY 2 AND EASTSIDE RD LOCATED 350' EAST OF THE EAST BANK OF THE PRIES RIVER, TRAVEN NORTH ON EASTSIDE RD FOR 2650', THEN CONTINUE NORTH ON WEST SETTLEMENT RD FOR 2.01 MILES, THEN TURN EAST ONTO UNNAMMED ROAD LOCATED BETWEEN TWO 5 ACER PARCELS FOR 700' TO SITE LOCATION.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : DIVIDE THE SUBJECT PARCEL INTO FOUR PARCELS		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10 ACERS	1:1.1
Lot #2	Proposed acreage: 10 ACERS	1:1.1
Lot #3	Proposed acreage: 10 ACERS	1:0.7
Lot #4	Proposed acreage: 10.17 ACERS	1:0.5
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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: FLAT, FORESTED.	
Water courses (lakes, streams, rivers & other bodies of water): N/A	
Springs & wells: N/A	

Existing structures (size & use): N/A

Land cover (timber, pastures, etc): FOREST

Are wetlands present on site? Yes No

Source of information: FEMA

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0859E

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: THERE ARE TWO EXISTING 30' INGRESS AND EGRESS EASEMENTS TOTALING 60' WIDE SERVING THE SUBJECT PARCEL, INSTRUMENT No. 1009209 AND No. 1009208 EASEMENT SURFACES ARE GRAVEL WITHOUT ANY SIGNIFICANT VERTICAL CHANGE.

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: THERE IS A PROPOSED PRIVATE 60' EASEMENT BEGINNING AT THE EAST END OF THE ABOVE MENTIONED EXISTING EASEMENTS AND CONTINUEING EAST THROUGH LOTS 1-3 ENDING AT WEST PROPERTY LINE OF LOT 4. EASEMENT SURFACE IS DIRT WITHOUT ANY SIGNIFICANT VERTICAL CHANGE.

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.

N/A

SERVICES:

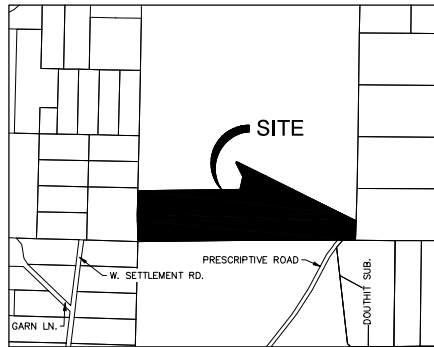
Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>INDIVIDUAL SEPTIC AND DRAIN FIELDS</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>INDIVIDUAL SEPTIC TO BE INSTALLED DURING FUTURE LOT DEVELOPMENT, PER LOCAL REQUIREMENTS.</u> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input checked="" type="checkbox"/> Yes <input 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: <u>INDIVIDUAL WELL TO BE INSTALLED DURING FUTURE LOT DEVELOPMENT, PER LOCAL REQUIREMENTS.</u> _____ _____	
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: Joseph H. Hester Date: 11/17/2022

Landowner's signature: Kathlene M. Hester Date: 11/17/2022

SILVER PINES
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



VICINITY MAP
 1" = 1000'

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT JOSEPH AND KATHLENE HESTER, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS SILVER PINES, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7 (FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 7 BEARS NORTH 01°10'32" EAST, 2634.69 FEET DISTANT);
 THENCE NORTH 01° 10' 32" EAST, A DISTANCE OF 630.70 FEET ON THE WEST BOUNDARY OF SECTION 7;
 THENCE SOUTH 89° 59' 26" EAST, A DISTANCE OF 1251.23 FEET;
 THENCE NORTH 15° 09' 30" EAST, A DISTANCE OF 169.76 FEET;
 THENCE NORTH 26° 09' 00" WEST, A DISTANCE OF 191.14 FEET;
 THENCE NORTH 17° 53' 30" EAST, A DISTANCE OF 23.32 FEET;
 THENCE SOUTH 63° 51' 59" EAST, A DISTANCE OF 1750.83 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF SECTION 7;
 THENCE SOUTH 00° 40' 46" WEST, A DISTANCE OF 250.00 FEET TO THE SOUTH QUARTER CORNER OF SECTION 7;
 THENCE NORTH 89° 19' 16" WEST, A DISTANCE OF 2800.55 FEET ON THE SOUTH BOUNDARY OF SECTION 7 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINS 40.185 ACRES MORE OR LESS.

TOGETHER WITH AN INGRESS/EGRESS AND UTILITY EASEMENT AS DEPICTED HEREON AND DEDICATED TO BENEFIT ALL LOTS WITHIN SAID PLAT.

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS AND SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

JOSEPH H. HESTER _____ DATE _____

KATHLENE M. HESTER, _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF _____ } SS
 COUNTY OF _____ }

ON THIS _____ DAY OF _____, IN THE YEAR

OF 2022, BEFORE ME PERSONALLY APPEARED JOSEPH H. HESTER AND KATHLENE M. HESTER, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

Daniel O. Inloes
 DANIEL O. INLOES, PLS 20888: _____ DATE: 11.16.2022



PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS 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 SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HAPPY TRAILS 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 _____

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2022.

AT _____ O'CLOCK _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF HMM ENGINEERING

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER _____

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2022.

CHAIRMAN OF THE BOARD OF COMMISSIONERS _____

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2022.

BONNER COUNTY PLANNING DIRECTOR, ET AL _____

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 _____

DATED THIS ___ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

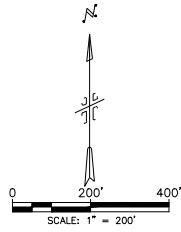
PROJECT NUMBER: S22121

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3882 North Schreiber Way Suite 104
 Coeur d'Alene, ID 83815
 (208) 635-5825

SILVER PINES
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



BOOK: _____ PAGE: _____
 INST# _____

LEGEND:

- FOUND ALUMINUM CAP, AS DESCRIBED
- FOUND 5/8" REBAR, AS DESCRIBED
- FOUND 1/2" REBAR, AS DESCRIBED
- FOUND PIPE, AS DESCRIBED
- SET 5/8"x24" REBAR "INLOS PLS 20888"
- SET 1/2"x24" REBAR "ESMT PLS 20888"
- (R) RECORD INFORMATION
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE

BASIS OF BEARING:

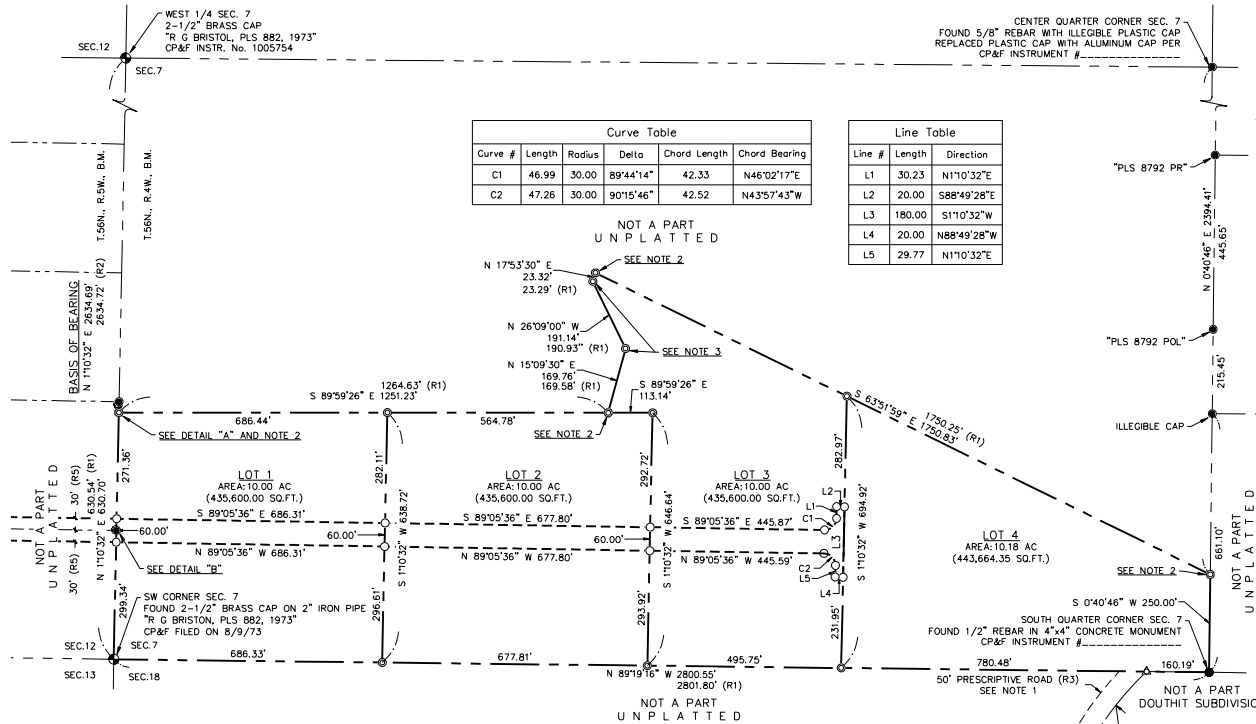
THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM AN NGS OPUS SOLUTION USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000870033 SCALED FROM AN ORIGINAL POINT OF 0.0.

BONNER COUNTY RECORD REFERENCES:

- (R1) CORRECTION QUIT CLAIM DEED, INSTRUMENT No. 782083
- (R2) RECORD OF SURVEY INSTRUMENT No. 820241, JEFF WILEY, 2011
- (R3) RECORD OF SURVEY INSTRUMENT No. 675228, CHAD J. JOHNSON, 2005.
- (R4) DOUTHIT SUBDIVISION, BOOK 10 OF PLATS AT PAGE 32. INSTRUMENT No. 796446. JEFF R. WILEY, 2010
- (R5) EASEMENT INSTRUMENT No. 1009208

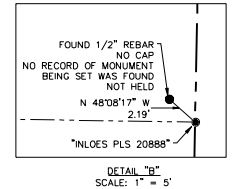
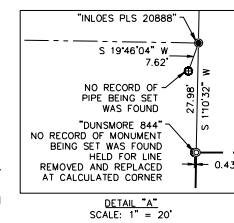
NOTES:

1. (R3) SHOWS A 50' PRESCRIPTIVE ROAD THAT APPEARS TO EXTEND INTO THE SUBJECT PARCEL OF THIS PLAT. NO EVIDENCE OF AN EXISTING ROAD WAS FOUND IN THIS AREA.
2. FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "DUNSMORE 844", HELD LOCATION AND REPLACED WITH 5/8"x24" REBAR WITH YELLOW PLASTIC CAP MARKED "INLOS PLS 20888".
3. FOUND 1/2" REBAR MARKED "DUNSMORE 844" DESCRIBED IN NOTE 2 WERE HELD TO ROTATE AND SCALE RECORD BEARINGS AND DISTANCES PER (R1) TO ESTABLISH THIS PROPERTY CORNER.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	46.99	30.00	89°44'14"	42.33	N46°02'17"E
C2	47.26	30.00	90°15'46"	42.52	N43°57'43"W

Line #	Length	Direction
L1	30.23	N11°0'32"E
L2	20.00	S88°49'28"E
L3	180.00	S11°0'32"W
L4	20.00	N88°49'28"W
L5	29.77	N11°0'32"E



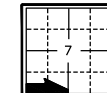
SURVEYORS' NARRATIVE:

THIS PLAT IS BEING PERFORMED AT THE REQUEST OF JOSEPH AND KATHLENE HESTER TO DIVIDE THE SUBJECT PARCEL INTO 4 LOTS. THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 7 WERE HELD TO ESTABLISH THE BASIS OF BEARING OF THIS PLAT. FOUND 1/2" REBAR MARKED "DUNSMORE 884" WERE HELD EXCEPT WHERE SHOWN ON DETAIL "A". SEE NOTE 3 FOR ADDITIONAL BOUNDARY INFORMATION.



PROJECT NUMBER: S22121

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