

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[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 # | RECEIVED: |
|--------|-----------|

### PROJECT DESCRIPTION:

|  |
|--|
| Name of Minor Land Division plat: Fedora Acres |
|--|

### APPLICANT INFORMATION:

|                                    |           |                 |
|------------------------------------|-----------|-----------------|
| Landowner's name: Sandra R. Fedora |           |                 |
| Mailing address: 127 Westfall Lane |           |                 |
| City: Priest River                 | State: ID | Zip code: 83856 |
| Telephone: 208-661-7404            | Fax:      |                 |
| E-mail: naseyn@outlook.com         |           |                 |

### REPRESENTATIVE'S INFORMATION:

|  |           |                 |
|--|-----------|-----------------|
| Representative's name: Jesse Bailey        |           |                 |
| Company name: James A. Sewell & Associates |           |                 |
| Mailing address: 600 4th Street West       |           |                 |
| City: Newport                              | State: WA | Zip code: 99156 |
| Telephone: 509-447-3626                    | Fax:      |                 |
| E-mail: jbailey@jasewell.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 #: 23                                  | Township: 56 | Range: 5W                | Parcel acreage: 5.08 |
| Parcel # (s): RP56N05W231240A                  |              |                          |                      |
| Legal description: Tax 169                     |              |                          |                      |
| Current zoning: Suburban                       |              | Current use: Residential |                      |
| What zoning districts border the project site? |              |                          |                      |

|  |                            |
|--|----------------------------|
| North: Suburban  | East: City of Priest River |
| South: City of Priest River  | West: Suburban             |
| Comprehensive plan designation:  |                            |
| Uses of the surrounding land (describe lot sizes, structures, uses):   |                            |
| North: Undeveloped 5 acre lots   |                            |
| South: Undeveloped 13.4 acre parcel  |                            |
| East: Undeveloped 5 acre lot   |                            |
| West: Residential 5 acre lot; single residence w/ outbuilding  |                            |
| Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:   |                            |
| Detailed Directions to Site: <u>Head north on Bodie Canyon Road from Highway 2 at the base of the hill entering into Priest River from the west; travel north approx. a half mile; westfall road will be on the right.</u> |                            |
|  |                            |
|  |                            |
|  |                            |

**ADDITIONAL PROJECT DESCRIPTION:**

|  |                            |     |
|--|----------------------------|-----|
| Existing plat recording information: N/A   |                            |     |
| This application is for : Minor Land Division  |                            |     |
| Proposed lots: 2   | Depth to Width Ratio (D:W) |     |
| Lot #1   | Proposed acreage: 2.54     | 1:1 |
| Lot #2   | Proposed acreage: 2.54     | 1:1 |
| Lot #3   | Proposed acreage:          |     |
| Lot #4   | Proposed acreage:          |     |
| Remainder  | Proposed acreage:          | N/A |
| Describe the land division proposal and resulting acreage: <u>The proposal would divide the 5.08 acre lot into two individual parcels. Resulting in a north lot of 2.54 acres and a south lot of 2.54 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>Slightly sloped timbered hills</u>   |                      |
|   |                      |
|   |                      |
|   |                      |
| Water courses (lakes, streams, rivers & other bodies of water):                                   | <u>N/A</u>           |
|   |                      |
|   |                      |
|   |                      |
| Springs & wells:  | <u>Existing Well</u> |
|   |                      |
|   |                      |

Existing structures (size & use): Residential structure (approx. 20'x70'); smaller outbuilding

Land cover (timber, pastures, etc): the parent parcel is moderatley timbered with openings in the tree coverage on the north and south ends of the property.

Are wetlands present on site?  Yes  No

Source of information: FEMA

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0858E

Other pertinent information (attach additional pages if needed): N/A

**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: Lot 1 would be accessed by Westfall Lane, a privately maintained gravel roadway; Lot 2 would be accessed via Narrow Way, a privately maintained roadway

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.  
Well 171862; Well 401011; ROS 403232; Access 628001; Road Agreement 711141

**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: Individual septic tank w/ drainfield

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: Individual Private well on Lot 1, will provide well agreement to Lot 2 - WCU TAG 0013631  
SEPT 26, 2020

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: Sandra K. Fiddan Date: 1-31-23

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

# FEDORA ACRES

## SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF FEDORA ACRES 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 \_\_\_\_\_, 2023.

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

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

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

### 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 COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### 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 \_\_\_\_\_, 2023.

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

### OWNERS' CERTIFICATE

BE IT KNOWN THAT SANDRA R. FEDORA, AN UNMARRIED WOMAN, OWNS THE LAND DESCRIBED HEREIN AND DEPICTED WITHIN THE DISTINCTIVE BOUNDARY DEPICTED ON PAGE 2 OF THIS INSTRUMENT AND HAS CAUSED SAID LAND TO BE DIVIDED INTO LOTS AND DOES ACKNOWLEDGE THE EXISTING EASEMENTS OF RECORD AS LISTED HEREON AND DOES HEREBY RESERVE, GRANT, AND DEDICATE THE SHARED WELL MAINTENANCE EASEMENT AREA AND WATERLINE EASEMENT AS SHOWN HEREON WHICH IS NOW APPURTENANT TO THE PRESENT AND FUTURE OWNERS OF LOTS 1 AND 2; THIS DIVISION OF LAND SHALL BE KNOWN HENCEFORTH AS "FEDORA ACRES" WHICH IS LOT 2 AS SHOWN ON THE RECORD OF SURVEY FILED AS INST. NO. 479143, BONNER COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 23, THENCE S02°39'15"W, ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 23, 1348.37 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE S87°39'14"E, ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 44.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BODIE CANYON ROAD; THENCE CONTINUING ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, S87°39'14"E, 763.23 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, S87°39'14"E, 316.27 FEET, THENCE S18°11'48"W, 734.29 FEET; THENCE N81°45'43"W, 317.33 FEET; THENCE N18°52'26"E, 702.83 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 5.08 ACRES.

POTABLE WATER WILL BE FROM AN EXISTING INDIVIDUAL PRIVATE WELL.

SANITARY SEWAGE TREATMENT WILL BE BY CONVENTIONAL SEPTIC TANKS AND SUBSURFACE DRAINFIELD OR AS REQUIRED BY PANHANDLE HEALTH DISTRICT.

\_\_\_\_\_  
SANDRA R. FEDORA

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED SANDRA R. FEDORA, AN UNMARRIED WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

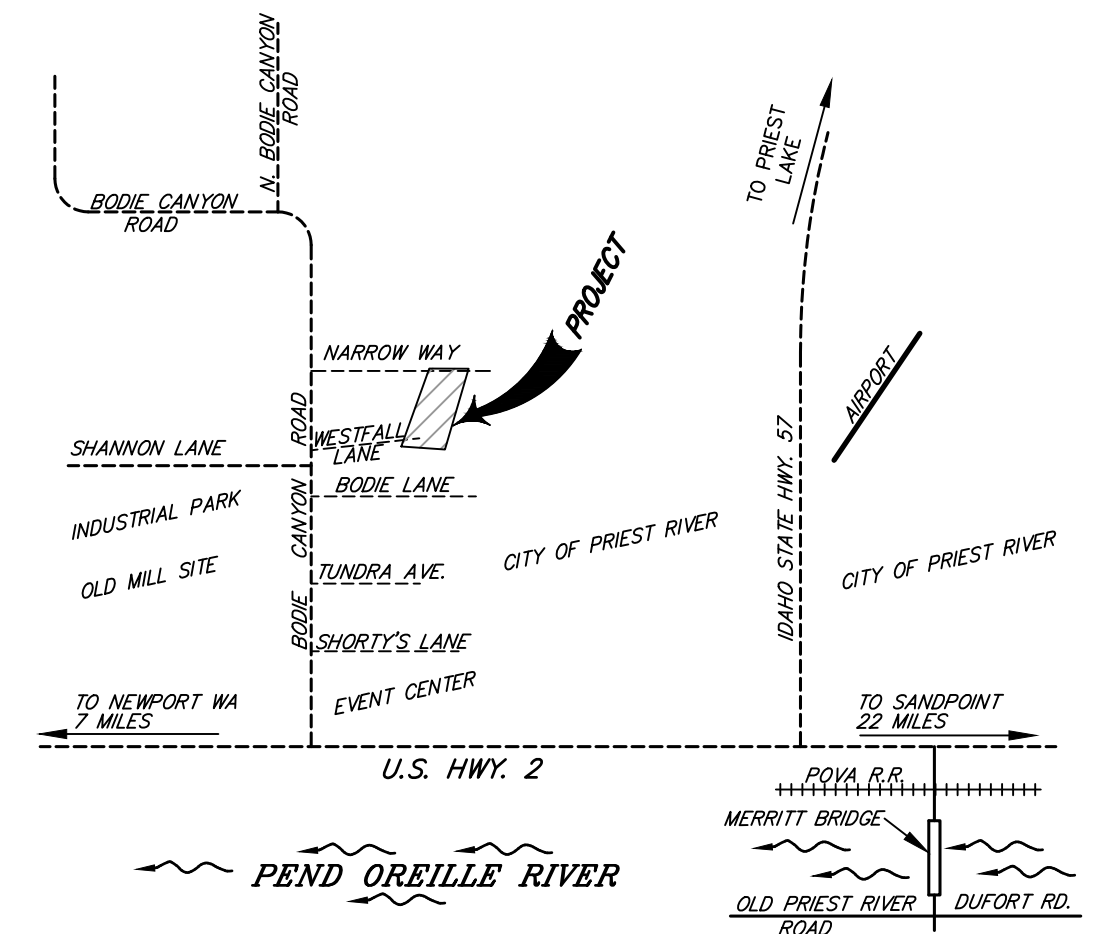
### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

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

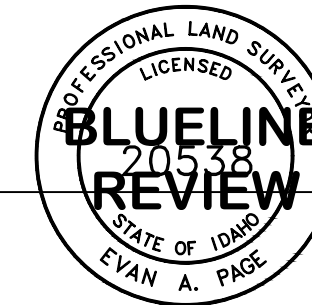
RECORDER'S  
CERTIFICATE



### 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 23, TOWNSHIP 56 NORTH, RANGE 5 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.



\_\_\_\_\_  
EVAN A. PAGE, PLS NO. 20538

|                                   |   |                 |
|-----------------------------------|---|-----------------|
| SECTION 23, TWP 56N, RNG 5W, B.M. | SHEET TITLE:                              | DATE:           |
|                                   | <b>FEDORA ACRES</b>                       | 2-21-23         |
|                                   | SCALE:                                    | NONE            |
|                                   | DRAWN:                                    | JMB             |
|                                   | CHECKED:                                  | EAP             |
|                                   | PROJ. NO.:                                | 06180-22-001    |
|                                   | CAD FILE NO.:                             | FEDORA-MLD-2023 |
|                                   | CONSULTING ENGINEERS                      | SHT 1 OF 2      |
|                                   | NEWPORT, WASHINGTON, 99156, (509)447-3626 |                 |

# FEDORA ACRES

## SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

BEING THE NORTH-SOUTH CENTER OF SECTION LINE OF SECTION 23 BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION PER RECORD OF SURVEY INSTRUMENT NO. 741423 BY PLS NO. 6019. RECORDED ON JANUARY 22ND, 2007. RECORDS OF BONNER COUNTY, IDAHO.

### SURVEY REFERENCES

- RECORDS OF SURVEY (ROS):**
- (R1) ROS BY PE 775 INST. NO. 254491
  - (R2) ROS BY PE/LS 775 INST. NO. 349843
  - (R3) ROS BY PLS 6019 INST. NO. 479143
  - (R4) ROS BY PLS 10345 INST. NO. 706437
  - (R5) ROS BY PLS 4193 INST. NO. 721217
  - (R6) ROS BY PLS 6019 INST. NO. 721423
  - (R7) ROS BY PLS 4193 INST. NO. 782129
  - (R8) ROS BY PLS 4193 INST. NO. 714693
  - (R9) PLAT BY PLS 20538 INST. NO. 1012907
  - (R10) PLAT BY PLS 6019 INST. NO. 862007
- PERTINENT DEEDS:**
- (D1) SHERIFF'S DEED INST. NO. 899925
- EASEMENTS**
- (E1) WELL EASEMENT INST. NO. 171862 - ABANDONED
  - (E2) GRANT OF MUTUAL EASEMENT AND ABANDONMENT OF EASEMENT INST. NO. 628001
  - (E3) WELL AGREEMENT INST. NO. 401011 - ABANDONED
  - (E4) ROAD MAINTENANCE AGREEMENT INST NO. 711141

### SURVEYOR'S NOTES

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0858E EFFECTIVE DATE 18 NOVEMBER, 2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE PROPERTY CONTAINED WITHIN THE BOUNDS OF "FEDORA ACRES AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.
- 3) THE SURVEYS OF RECORD SHOW VARIOUS WIDTHS OF THE RIGHT-OF-WAY OF BODIE CANYON ROAD ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 23. THIS PLAT HOLDS THE RIGHT-OF-WAY OF 50 FEET AS DEPICTED ON THE SURVEYS BY PLS 4193 ON FILE IN THE RECORDS OF BONNER COUNTY AT INSTRUMENT NUMBER 714693 AND LISTED HEREON AS (R8).

### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- ..... FOUND 3/4" REBAR WITH 2" ALUMINUM CAP STAMPED "PE/LS 775", UNLESS OTHERWISE NOTED.
- ⊙ ..... FOUND 5/8" REBAR WITH YELLOW CAP, PLS NO. 20538
- ( ) ..... INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 6019, RECORDED AS INSTRUMENT NO. 721423. RECORDS OF BONNER COUNTY, IDAHO.
- [ ] ..... INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 6019, RECORDED AS INSTRUMENT NO. 479143. RECORDS OF BONNER COUNTY, IDAHO.
- { } ..... INFORMATION AS SHOWN THE PLAT OF "HAMPTON'S REST", RECORDED AS INSTRUMENT NO. 1012907 BY PLS NO. 20538. RECORDS OF BONNER COUNTY, IDAHO.
- ⊙ ..... APPROXIMATE LOCATION OF EXISTING WELL TO BE SHARED WITH LOTS 1 & 2

RECORDER'S CERTIFICATE



|                                   |  |                                  |
|-----------------------------------|--|----------------------------------|
| SECTION 23, TWP 56N, RNG 5W, B.M. | SHEET TITLE:<br><b>FEDORA ACRES</b>        | DATE:<br>2-21-23                 |
|                                   |  | SCALE:<br>NONE                   |
|                                   |  | DRAWN:<br>JMB                    |
|                                   |  | CHECKED:<br>EAP                  |
|                                   | <b>James A. Sewell and Associates, LLC</b> | PROJ. NO.:<br>08348-22-001       |
|                                   | CONSULTING ENGINEERS                       | CAD FILE NO.<br>HAMPTON-MLD-2023 |
|                                   | NEWPORT, WASHINGTON, 99156, (509)447-3626  | SHT. 2 OF 2                      |