

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 # <div style="border: 1px solid red; padding: 2px; display: inline-block;">MLD0062-23</div>	RECEIVED: <div style="border: 1px solid red; padding: 2px; display: inline-block;">12/18/2023</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description:			
Current zoning:	Current use:		
What zoning districts border the project site?			

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
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:	

Water courses (lakes, streams, rivers & other bodies of water): _____	

Springs & wells: _____	

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

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

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

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:	
<input type="checkbox"/>	<u>Existing Community System</u> - List name of sewer district or provider and type of system: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual system</u> - List type: _____
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 type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input 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?	

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.

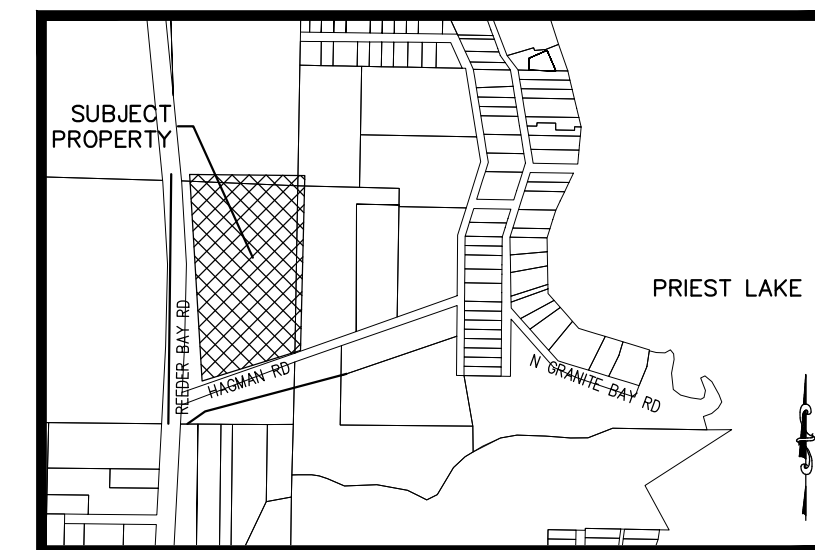
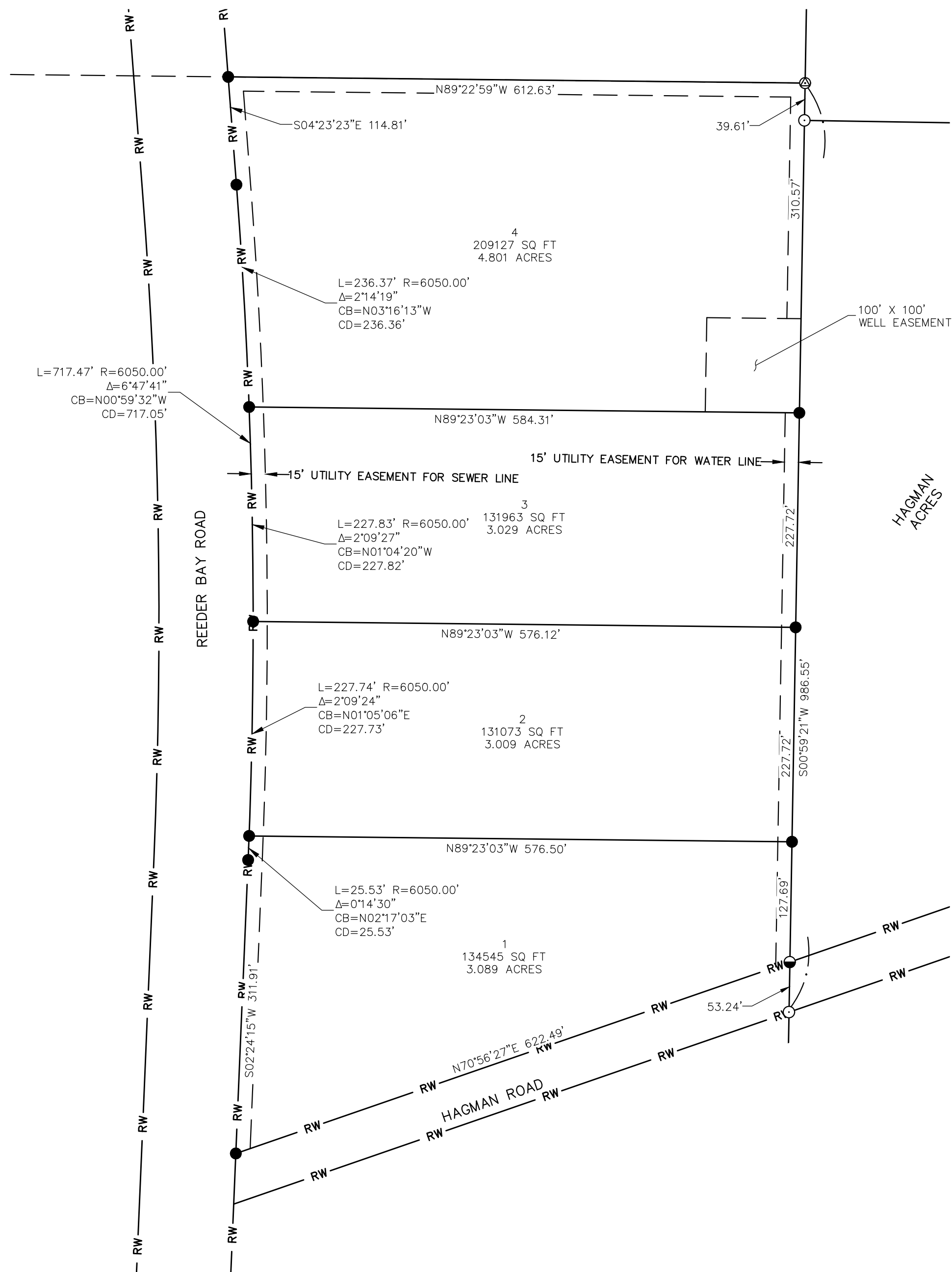
Landowner's signature:  Date: _____

Landowner's signature: _____ Date: _____

HEMLOCK ESTATES

INSTRUMENT No. _____

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17 OF
TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



VICINITY MAP
NO SCALE

BASIS OF BEARING

GRID BEARING OF S00°59'21"W ALONG THE EAST LINE OF THE PLAT. THE PROJECT IS ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE.

REFERENCES:

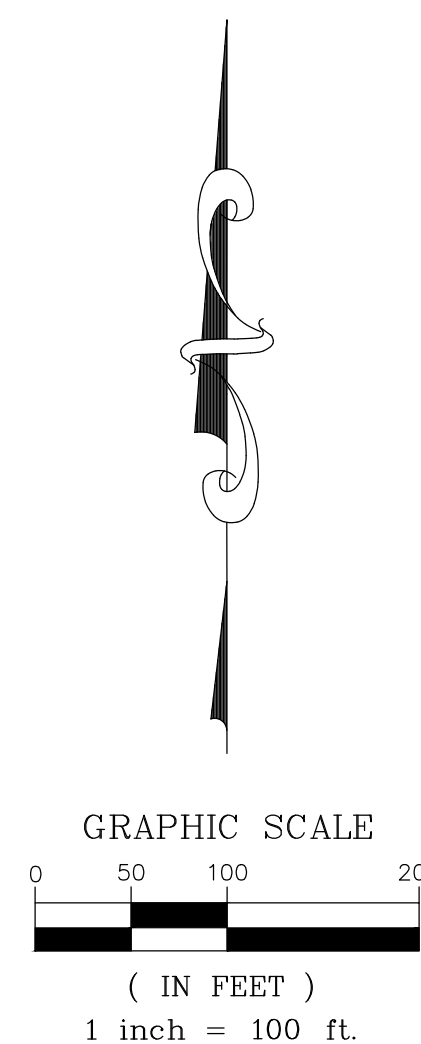
- R1) RECORD OF SURVEY RECORDED UNDER INSTRUMENT NUMBER 519928.
- R2) RECORD OF SURVEY RECORDED UNDER INSTRUMENT NUMBER 555466.
- R3) RECORD OF SURVEY RECORDED UNDER INSTRUMENT NUMBER 798428.
- R4) PLAT OF HAGMAN ACRES RECORDED IN BOOK 15 OF PLATS, PAGE 13.

NOTES:

1. PROPOSED METHOD OF WATER SUPPLY - NEW SINGLE WELL AND DISTRIBUTION SYSTEM TO SERVE 4 LOTS.
2. PROPOSED METHOD OF SEWAGE DISPOSAL - SEWER WILL BE PROVIDED BY GRANITE REEDER WATER AND SEWER DISTRICT.
3. THERE ARE NO WETLANDS INDICATED ON THIS PROPERTY ACCORDING TO THE NATIONAL WETLAND INVENTORY.
4. ZONING IS RECREATION

LEGEND

- TO BE SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
- FOUND 5/8" REBAR WITH CAP MARKED "GLAHE PLS 5713"
- ◐ FOUND 5/8" REBAR WITH CAP MARKED "M DUFFNER 9905"
- ⊗ FOUND 3.25" ALUMINUM CAP MARKED "RLS 974"



12/18/2023

WELCH-COMER
ENGINEERS & SURVEYORS

www.welchcomer.com 208-664-9382
330 E. Lakeside Ave, Suite 101 (toll free) 877-815-5672
Coeur d'Alene, ID 83814 (fax) 208-664-5946

HEMLOCK ESTATES

IN THE NE 1/4 OF SEC. 17,
T.61N., R.4W., B.M.,
BONNER COUNTY, IDAHO

PROJECT NO.: 14075.01.0
DESIGNED BY: MLH
DRAWN BY: RVR
CHECKED BY: MLH
NAME: 14075.010PLAT3.DWG
DATE: NOVEMBER, 2023
SCALE: 1" = 100'
SHEET NO:

1 OF 2

HEMLOCK ESTATES

INSTRUMENT No. _____

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17 OF
TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT GRANITE REEDER WATER AND SEWER DISTRICT ARE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS CERTIFICATION, HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS HEMLOCK ESTATES, BEING THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING EAST OF WEST SIDE PRIEST LAKE ROAD NOW KNOWN AS REEDER BAY ROAD, AS RECORDED MAY 4, 1978 AS INSTRUMENT NUMBER 199604, IN BOOK 72 OF MISC., PAGE 73, RECORDS OF BONNER COUNTY, IDAHO, AND LYING NORTH OF A NON-SYSTEM ROAD (COUNTY NO. 32) NOW KNOWN AS HAGMAN ROAD AS RECORDED FEBRUARY 27, 1968 AS INSTRUMENT NUMBER 114896, IN BOOK 37 OF MISC., PAGE 225, RECORDS OF BONNER COUNTY, IDAHO.

THE OWNER FURTHER CERTIFIES:
SEWER SERVICES IS SUPPLIED BY GRANITE REEDER WATER AND SEWER DISTRICT
WATER IS SERVED BY A COMMUNITY WELL

VINCE AGUIRRE DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)
) s.s.
COUNTY OF KOOTENAI)

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____ KNOWN OR IDENTIFIED TO ME TO BE THE CHAIRMAN OF THE BOARD OF THE DISTRICT THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID DISTRICT AND ACKNOWLEDGED TO ME THAT SUCH DISTRICT EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

SURVEYORS CERTIFICATE

I, MICHAEL LYNN HATHAWAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NUMBER 12318, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS IN CONFORMANCE WITH STATE OF IDAHO CODES.

MICHAEL LYNN HATHAWAY PLS NO. 12318

COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED AND CHECKED THIS PLAT, AND THE COMPUTATIONS OF SAID PLAT, AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET AND SATISFIED.

DATED THIS ____ DAY OF _____, 202____.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

PLANNING DIRECTORS CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED AND ACCEPTED

THIS ____ DAY OF _____, 201____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID

THROUGH _____

DATED THIS ____ DAY OF _____, 201____.

BONNER COUNTY TREASURER

COUNTY BOARD OF COMMISSIONERS

THE PLAT MEETS THE REQUIREMENTS OF THE KOOTENAI COUNTY MINOR SUBDIVISION ORDINANCE AND CONDITIONS IMPOSED BY THIS BOARD, AND IS HEREBY ACCEPTED AND APPROVED FOR RECORDING.

DATED THIS ____ DAY OF _____, 201____.

CHAIRMAN, BOARD OF COMMISSIONERS,
BONNER COUNTY, IDAHO

COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO. AT THE REQUEST OF

_____, DATED THIS ____ DAY OF _____, 201____, AT ____ O'CLOCK

____M., AND WAS DULY RECORDED IN PLAT BOOK _____, PAGE _____. INSTRUMENT No. _____

FEE \$ _____

BONNER COUNTY RECORDER

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