



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 #	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Fenton Addition

APPLICANT INFORMATION:

Landowner's name: Timothy and Leslie Shuck and Aaron and Laniece Fenton		
Mailing address: 73 Shaw Lane		
City: Cocolalla	State: Idaho	Zip code: 83860
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Hunter Hartwig and Nancy Nick		
Company name: h2 Surveying and Engineering		
Mailing address: PO Box 2916		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: (208) 699-3049 and (208) 659-2525	Fax:	
E-mail: hmhartwig@h2survey.com and nancy@hightrailconsulting.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Hunter Hartwig and Nancy Nick		
Company name: h2 Surveying and Engineering		
Mailing address: PO Box 2916		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: (208) 699-3049 and (208) 659-2525	Fax:	
E-mail: hmhartwig@h2survey.com and nancy@hightrailconsulting.com		

PARCEL INFORMATION:

Section #: 23	Township: 55N	Range: 03W	Parcel acreage: 20
Parcel # (s):			
Legal description: See attached			
Current zoning: Rural - R10		Current use: Rural	
What zoning districts border the project site?			

North: Agricultural Forestry A/F 10	East: Rural R-10
South: Rural R-10	West: Rural R-10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Single Family Home	
South: Southern Two Lots have Single Family Residences with detached Garages/Shops	
East: East Two Lots both have Single Family Residences with detached Garages/Shops	
West: Single Family Residence with Two Outbuildings	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: US 95 South to Coccolalla Loop Road and go Right to Elchs Road/Fish Creek Road and go Left, slight Right to Fish Creek Road. (the Project) Shaw Lane will be on the Right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 13.063	
Lot #2	Proposed acreage: 13.060	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Dividing one 26 acre lot in to two 13 acre lots</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>Rolling, heavily treed.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>Creek on the east side of Lot 1.</u>
Springs & wells: _____

Existing structures (size & use): A single family residence and an ALU. Two garages, two sheds, one barn.

Land cover (timber, pastures, etc): Timbered.

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

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

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: Proposed 80' easement on the West side of Lot 1 benefiting Lot 2.

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: Private 30' road, gravel, Shaw Lane

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

Ingress, Egress, GTE Telephone, Northern Lights

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: Lot 1 has an existing Panhandle Health District Approved Septice System. _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Lot 2 will construct a Septic System in accordance with Panhandle Health District,

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 Lot 1 has a private well. Lot 2 will have it's own private well.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Which power company will serve the project site? Northern Lights

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: 4/14/23

Landowner's signature: _____ Date: _____

FENTON ADDITION

BOOK _____, PAGE _____
INSTRUMENT # _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT TIMOTHY SHUCK, LESLIE SHUCK, AARON FENTON, AND LANIECE FENTON ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS FENTON ADDITION.

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23 FROM WHICH THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 23 BEARS SOUTH 89°58'20" EAST, A DISTANCE OF 2,651.89 FEET;

THENCE SOUTH 89°58'20" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 429.72 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°58'20" EAST CONTINUING ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 896.23 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 00°13'40" WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1319.89 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE SOUTH 89°55'56" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 390.97 FEET;

THENCE NORTH 00°02'34" WEST LEAVING SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89°55'56" WEST, A DISTANCE OF 413.78 FEET;

THENCE SOUTH 00°02'34" EAST, A DISTANCE OF 100.00 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE SOUTH 89°55'56" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 85.25 FEET;

THENCE NORTH 00°02'34" WEST LEAVING SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 1321.17 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, AND THE POINT OF BEGINNING;

CONTAINING 1,137,912 SQUARE FEET OR 26.123 ACRES, MORE OR LESS.

SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

30' ACCESS EASEMENT PER INSTRUMENT #830905, RECORDS OF BONNER COUNTY, IDAHO.

10' RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS, INC. PER INSTRUMENT #416275, RECORDS OF BONNER COUNTY, IDAHO.

HOUSE TRAILERS, MOBILE HOMES, OR MOBILE DWELLINGS SHALL NOT BE PERMITTED ON THIS PROPERTY.

30' WETLAND PROTECTION BUFFER, AS SHOWN ON THE FACE OF THIS MAP.

GRANTING:

60' INGRESS, EGRESS, UTILITY, AND MAINTENANCE EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOT 1 IS PROVIDED BY AN INDIVIDUAL WELL.

WATER SERVICE ON LOT 2 WILL BE PROVIDED BY AN INDIVIDUAL WELL.

SANITARY SEWER SERVICE ON LOT 1 IS PROVIDED BY AN EXISTING SEPTIC SYSTEM.

SANITARY SEWER SERVICE ON LOT 2 WILL BE PROVIDED BY AN INDIVIDUAL SEPTIC SYSTEM.

TIMOTHY SHUCK

DATE

LESLIE SHUCK

DATE

AARON FENTON

DATE

LANIECE FENTON

DATE

ACKNOWLEDGMENT

STATE OF _____ }
}SS.

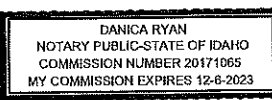
COUNTY OF _____ }
}SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,

ON THE _____ DAY OF _____, 2023,
BY: TIMOTHY SHUCK

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



ACKNOWLEDGMENT

STATE OF _____ }
}SS.

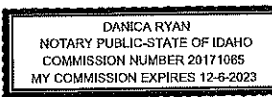
COUNTY OF _____ }
}SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,

ON THE _____ DAY OF _____, 2023,
BY: LESLIE SHUCK

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



ACKNOWLEDGMENT

STATE OF _____ }
}SS.

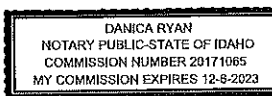
COUNTY OF _____ }
}SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,

ON THE _____ DAY OF _____, 2023,
BY: AARON FENTON

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



ACKNOWLEDGMENT

STATE OF _____ }
}SS.

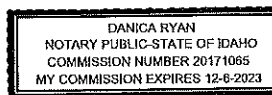
COUNTY OF _____ }
}SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,

ON THE _____ DAY OF _____, 2023,
BY: LANIECE FENTON

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE _____

DATE: _____

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF TIMOTHY SHUCK, LESLIE SHUCK, AARON FENTON, AND LANIECE FENTON.

THIS _____ DAY OF _____, 2023, AT _____ M. AND DULY

RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY

OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER _____

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY SURVEYOR _____

BONNER COUNTY COMMISSIONERS

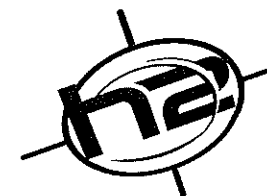
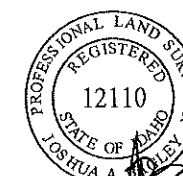
THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON

THIS _____ DAY OF _____, 2023.

CHAIRMAN _____

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.

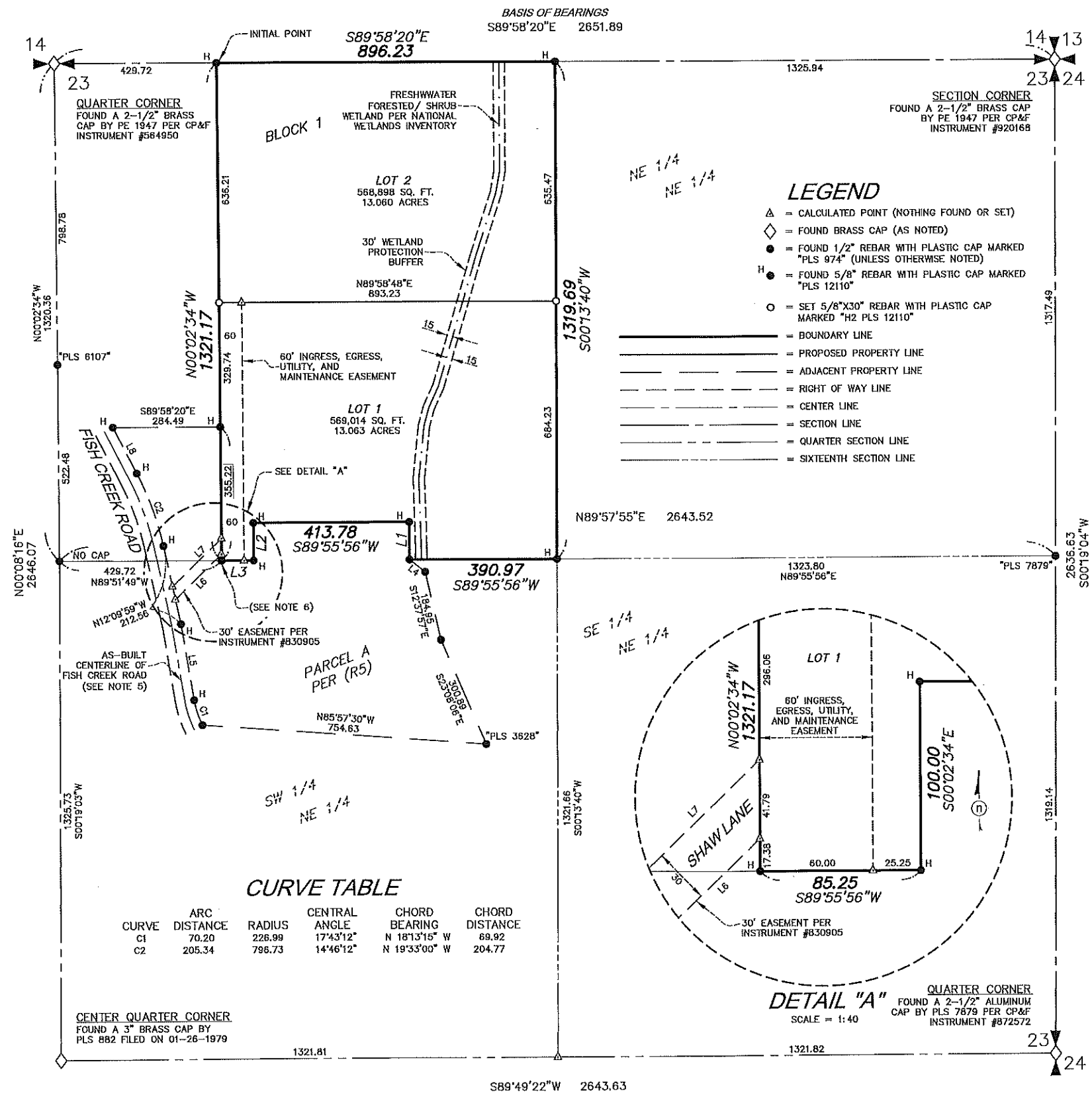


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FENTON ADDITION

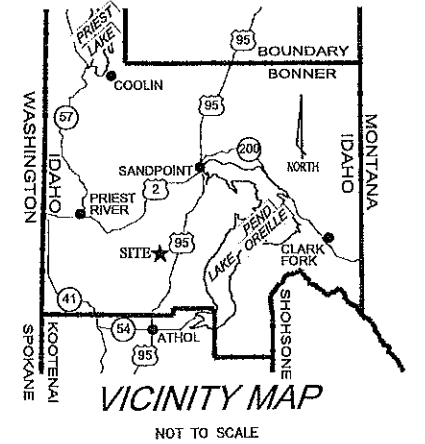
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°02'34" W	100.00
L2	S 00°02'34" E	100.00
L3	S 89°55'56" W	85.25
L4	S 51°26'27" E	52.37
L5	N 09°21'39" W	204.49
L6	N 45°50'37" E	171.90
L7	S 45°50'37" W	182.24
L8	N 26°55'57" W	137.36



BASIS OF BEARINGS

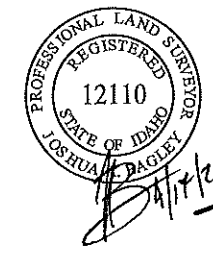
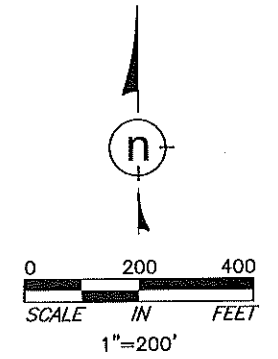
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, BEARS SOUTH 89°58'20" EAST, BETWEEN FOUND MONUMENTS, PER R5.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PARCEL AS SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- THE MONUMENTS SHOWN HEREON WERE LOCATED ON MARCH 14, 2022.
- SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
- FISH CREEK ROAD IS A PUBLIC ROAD WITH A 50' WIDE RIGHT OF WAY AND THE SURVEYED AS-BUILT CENTERLINE OF FISH CREEK ROAD AS SHOWN HEREON MATCHES CALLS IN D2.
- THE 1/2" REBAR WITH NO CAP WAS HELD FOR NORTH AND SOUTH LINE AND PARALLELS THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AS DESCRIBED IN D2.

RECORD INFORMATION

- R1 - RECORD OF SURVEY, INSTRUMENT #183091, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, INSTRUMENT #840988, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, INSTRUMENT #851687, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, INSTRUMENT #1010507, RECORDS OF BONNER COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, INSTRUMENT #1016958, RECORDS OF BONNER COUNTY, IDAHO.
- R6 - VERTICAL VIEW ACRES, BOOK 14, PAGE 34, INSTRUMENT #942489, RECORDS OF BONNER COUNTY, IDAHO.
- R7 - RIGHT OF WAY PLAT, FISH CREEK ROAD #2650, DATED 08-19-1966, RECORDS OF US DEPARTMENT OF AGRICULTURE.
- D1 - QUIT CLAIM DEED, INSTRUMENT #830905, RECORDS OF BONNER COUNTY, IDAHO.
- D2 - WARRANTY DEED, INSTRUMENT #815527, RECORDS OF BONNER COUNTY, IDAHO.
- D3 - QUIT CLAIM DEED, INSTRUMENT #987583, RECORDS OF BONNER COUNTY, IDAHO.
- D4 - QUIT CLAIM DEED, INSTRUMENT #1016959, RECORDS OF BONNER COUNTY, IDAHO.
- D5 - QUIT CLAIM DEED, INSTRUMENT #1016960, RECORDS OF BONNER COUNTY, IDAHO.
- D6 - QUIT CLAIM DEED, INSTRUMENT #1016961, RECORDS OF BONNER COUNTY, IDAHO.



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DATE: APRIL, 2023
PROJECT NUMBER: 2022-049

SHEET 2 OF 2

