



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0013-24	RECEIVED: 3/20/2024
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PROJECT DESCRIPTION:

X Name of Minor Land Division plat: **ANNIE'S ORCHARD**

APPLICANT INFORMATION:

Landowner's name:	Terry Chowning				
Mailing address:	[REDACTED]				
City:	Clark Fork	State:	ID	Zip code:	83811
Telephone:	[REDACTED]	Fax:			
E-mail:	[REDACTED]				

REPRESENTATIVE'S INFORMATION:

Representative's name:	Mike Hammack				
Company name:	Hammack Construction Inc				
Mailing address:	1180 McGhee Rd				
City:	Ponderay	State:	ID	Zip code:	83852
Telephone:	(208)255-6988	Fax:			
E-mail:	mikerhammack@msn.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 #: 34	Township: 56N	Range: 2 East	Parcel acreage: 26.103
Parcel # (s): RP56N02E344202A			
Legal description: 34-56N-2E SESW & NESW E of Hwy, W2NWSE N of Rd less PT Tax 24			
Current zoning: RS		Current use: Mini storage, landscaping, multi family, and commercial	
What zoning districts border the project site?			
North: A/F 20		East: A/F 20	
South: R 5		West: R 5	
Comprehensive plan designation: A/F			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: A/F			
South: Solid waste and residential			
East: Forestry			
West: Residential and contractor yard			
Within Area of City Impact: Yes:		No: x	If yes, which city?:
Detailed Directions to Site: Hwy 200 East to Annies Orchard on the right just before Clark Fork.			

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots: 3 lots		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 19.305	Plat included
Lot #2	Proposed acreage: 5.427	
Lot #3	Proposed acreage: 1.070	
Lot #4	Proposed acreage: N/A	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: Dividing existing parcel in to 3 lots meeting zoning. As discovered in the zone change there is existing sewage and water on the property.

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:
The lower portion of this land is very flat and useable. The majority of it is very steep please attached.

Water courses (lakes, streams, rivers & other bodies of water): N/A

Springs & wells: This property has 3 permitted wells and water rights filed #96-9313

Existing structures (size & use): See attached

Land cover (timber, pastures, etc): Timber, grass, business and gravel

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

Flood Hazard Zones located on site: X D A AE X 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: _____

xx Public Road x Existing Proposed
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____ HWY 200

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:

ZCB-23 ASSOCIATED

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: __ Septic tank and drainfield already installed _____

*INDIVIDUAL
 LOT 1 - NEW¹ SEPTIC
 LOT 2 - COMMERCIAL
 LOT 3 - NONE HOOK
 INTO EXISTING COMM. SEPTIC*

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?

X
X

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 3 wells already on the property
2 OR 1 - LOT 2 → COULD SERVE LOT 3
1 - LOT 1
HOOK INTO COMMUNITY 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? 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: Terry Chauring Date: 1/23/2024

Landowner's signature: _____ Date: _____

ANNIES ORCHARD SUBDIVISION

SITUATE IN SECTION 34, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



Vicinity Map:
SCALE: 1" = 2000'

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TERRY CHOWNING IS 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 ANNIES ORCHARD SUBDIVISION, LOCATED IN A PORTION OF THE SECTION 34, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER OF SECTION 34, (FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 0°04'55" WEST, 2674.86 FEET DISTANT);
 THENCE NORTH 89° 51' 39" EAST, ON THE EAST/WEST MID-SECTION LINE OF SAID SECTION 34, 378.10 FEET;
 THENCE SOUTH 13° 19' 19" WEST, 875.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 200, SAID POINT BEING A POINT OF CURVATURE;
 THENCE THE FOLLOWING FIVE (5) COURSES ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 200:
 THENCE 264.72 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3769.72 FEET, A CENTRAL ANGLE OF 04° 01' 25", AND WHOSE CHORD BEARS NORTH 28° 49' 20" WEST, 264.67 FEET;
 THENCE NORTH 26° 48' 37" WEST, 106.46 FEET TO A POINT ON THE NORTH/SOUTH MID-SECTION LINE OF SAID SECTION 34;
 THENCE SOUTH 00° 04' 55" EAST ON SAID NORTH/SOUTH MID-SECTION LINE OF SECTION 34, 44.47 FEET;
 THENCE LEAVING SAID NORTH/SOUTH MID-SECTION LINE OF SECTION 34, NORTH 26° 48' 37" WEST, 1722.28 FEET TO A POINT OF CURVATURE;
 THENCE 427.53 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1938.86 FEET, A CENTRAL ANGLE OF 12° 38' 02", AND WHOSE CHORD BEARS NORTH 33° 07' 38" WEST, 426.66 FEET TO A POINT OF INTERSECTION WITH THE EAST/WEST 1/16TH LINE WITHIN THE NORTHWEST QUARTER OF SAID SECTION 34;
 THENCE NORTH 89° 20' 29" EAST, ON THE EAST/WEST 1/16TH LINE WITHIN THE NORTHWEST QUARTER OF SECTION 34, 1007.31 FEET TO THE CENTER/NORTH 1/16TH CORNER OF SECTION 34;
 THENCE SOUTH 00° 04' 55" EAST, ON THE NORTH/SOUTH MID-SECTION LINE OF SAID SECTION 34, 1337.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 25.802 ACRES (±1,123,916 SQ.FT.), MORE OR LESS.

BE IT FURTHER KNOWN THAT:
 THE INGRESS/EGRESS EASEMENT SHOWN ON SHEET 2 AND NOTED AT NOTE 8 IS FOR BENEFIT OF LOT 1 ONLY.

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

TERRY CHOWNING _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
 COUNTY OF _____ }SS

ON THIS _____ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED _____, KNOW 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 HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

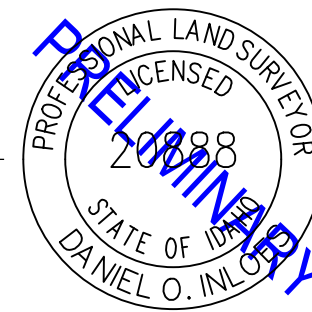
NOTARY PUBLIC: _____

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, PLS 20888: _____ DATE: 9.12.2023



RECORDER'S CERTIFICATE:

FILED THIS ___ DAY OF _____, 2023,
 AT ___ O'CLOCK _____, M. IN BOOK ___ OF PLATS AT PAGE ____
 AT THE REQUEST OF HMH 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 2023.

 CHAIRMAN OF THE BOARD OF COMMISSIONERS

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.

THIS PLAT APPROVED THIS ___ DAY OF _____, 2023

 PANHANDLE HEALTH

SANITARY RESTRICTION SATISFIED AND LIFTED THIS ___ DAY OF _____, 2023

 PANHANDLE HEALTH

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "ANNIES ORCHARD 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 _____, 2023.

 BONNER COUNTY SURVEYOR

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 2023.

 BONNER COUNTY PLANNING DIRECTOR, ET AL

COUNTY TREASURER'S CERTIFICATE:

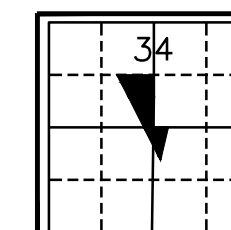
I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____

DATED THIS ___ DAY OF _____, 2023.

 BONNER COUNTY TREASURER

PN: S21126

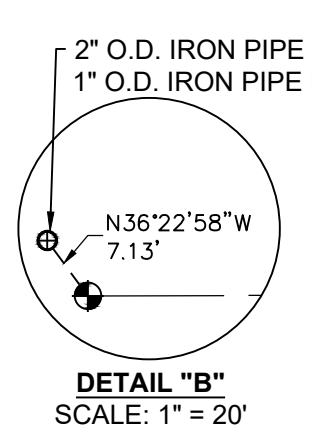
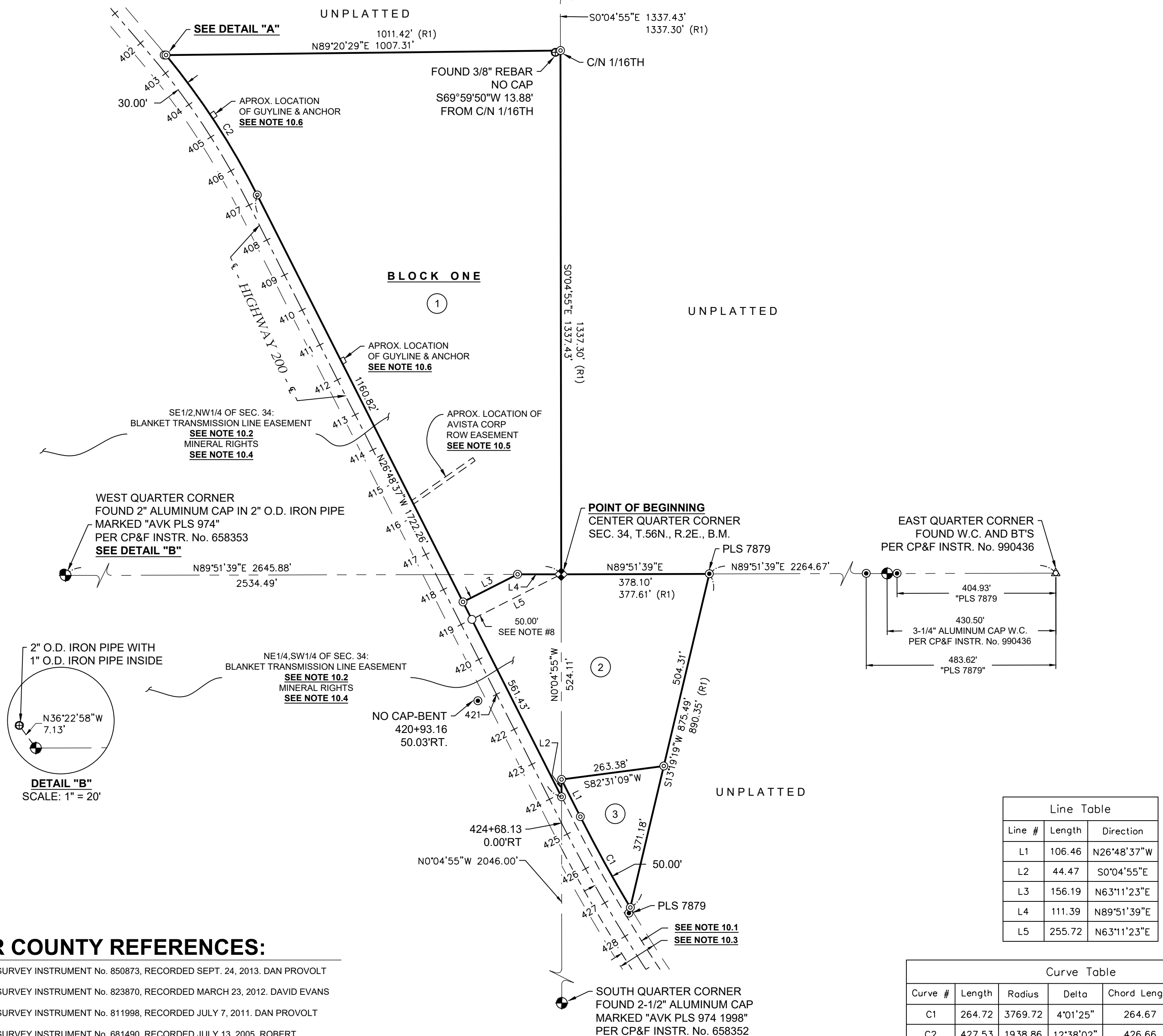
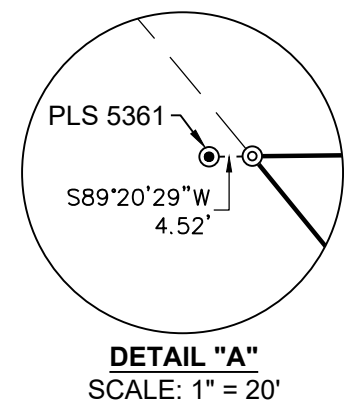
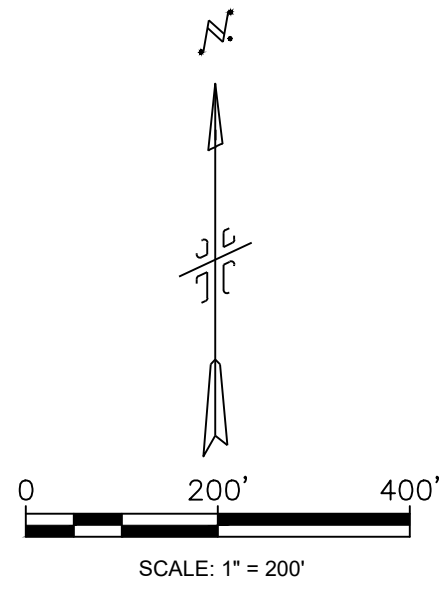
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HMH
 engineering
 3882 North Schreiber Way Suite 104
 Coeur d'Alene, ID 83815
 (208) 635-5825

ANNIES ORCHARD SUBDIVISION

SITUATE IN SECTION 34, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND:

	FOUND ALUMINUM CAP
	FOUND 5/8" REBAR, AS DESCRIBED
	FOUND MONUMENT, AS DESCRIBED
	CALCULATED POINT (NOTHING FOUND OR SET)
	SET ALUMINUM CAP ON 5/8"x24" REBAR
	SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
	SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ESMT PLS 20888"
	RECORD INFORMATION
	LOT NUMBER
	SUBJECT PROPERTY BOUNDARY
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	ROAD CENTERLINE

BASIS OF BEARING:

THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000) ALL BEARINGS REFER TO THE IDAHO 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 1.0001524156.

- NOTES:**
- THESE LOTS ARE CURRENTLY ZONED _____.
 - WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
 - SEWER WILL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.
 - A PORTION OF THIS PLAT LIES WITHIN FEMA FLOOD ZONE AE, PER FIRM PANEL 16017C1015E WITH AN EFFECTIVE DATE OF 11/19/2009.
 - ANY WORK INVOLVING FILLING, EXCAVATING, FLOODING OR DRAINING EXISTING WETLANDS REQUIRES AN ARMY CORPS OF ENGINEERS, SECTION 404 PERMIT, PRIOR TO BEGINNING WORK.
 - CC&R'S HAVE BEEN RECORDED AS INSTRUMENT No. _____.
 - THESE LOTS MUST BE DEVELOPED WITH ALTERNATIVE SEWAGE DISPOSAL SYSTEMS APPROVED BY PANHANDLE HEALTH DISTRICT WHICH MAY REQUIRE SPECIAL MAINTENANCE AND INSPECTION.
 - 50.00' ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, DEDICATED THIS PLAT.
 - ALL LOTS SHOWN HEREON HAVE THEIR OWN SEPARATE APPROACH OFF OF HIGHWAY 200.
 - LOT 1 PERMIT # _____
 - LOT 2 PERMIT # _____
 - LOT 3 PERMIT # _____
 - THIS PLAT WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT FILE No. 23480737, PREPARED BY TITLEONE, WITH A COMMITMENT DATE OF 7/27/2023.
 - INSTRUMENT No. 64406
 - INSTRUMENT No. 70854
 - INSTRUMENT No. 93140
 - INSTRUMENT No. 15822, 15851, 15899, 15954
 - INSTRUMENT No. 693071
 - INSTRUMENT No. 842581
 - LOT AREAS:
 - LOT 1 = 19.305 ACRES (±840,922 SQ.FT.)
 - LOT 2 = 5.427 ACRES (±236,395 SQ.FT.)
 - LOT 3 = 1.070 ACRES (±46,599 SQ. FT.)

SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF TERRY AND CAROLE CHOWNING TO DIVIDE THE PARCEL DESCRIBED IN QUITCLAIM DEED INSTRUMENT No. 1022827 INTO THREE (3) LOTS.

- THE EASTERLY RIGHT OF WAY OF HIGHWAY 200 WAS ESTABLISHED BY HOLDING THE ALIGNMENT AND STATION/OFFSET TIES TO THE NORTH/SOUTH CENTERLINE OF SECTION 34 AND OTHER FOUND MONUMENTS SHOW ON (R2).
- THE MONUMENT SHOWN ON DETAIL "A" WAS HELD FOR LINE TO CONTROL THE NORTH LINE OF THE SUBJECT PROPERTY.
- THE CENTER QUARTER WAS ESTABLISHED BY BEARING/BEARING INTERSECTION BETWEEN FOUND QUARTER CORNERS AT THE NORTH, WEST AND SOUTH QUARTER CORNERS, AND THE CALCULATED POSITION OF THE EAST QUARTER CORNER BASED ON THE FOUND WITNESS CORNER.
- THE CENTER/NORTH 1/16TH CORNER WAS ESTABLISHED AT THE MIDPOINT BETWEEN THE CALCULATED CENTER QUARTER AND THE FOUND NORTH QUARTER CORNER.
- THE FOUND 5/8" REBAR MARKED "PLS 7879" AT THE NORTHEAST CORNER OF LOT 2, AS SHOWN HEREON, WAS HELD.
- THE FOUND 5/8" REBAR NEAR THE SOUTH CORNER OF LOT 3, AS SHOWN HEREON, WAS HELD FOR LINE TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY.

- BONNER COUNTY REFERENCES:**
- RECORD OF SURVEY INSTRUMENT No. 850873, RECORDED SEPT. 24, 2013. DAN PROVOLT PLS 7879.
 - RECORD OF SURVEY INSTRUMENT No. 823870, RECORDED MARCH 23, 2012. DAVID EVANS PLS 5087.
 - RECORD OF SURVEY INSTRUMENT No. 811998, RECORDED JULY 7, 2011. DAN PROVOLT PLS 7879.
 - RECORD OF SURVEY INSTRUMENT No. 681490, RECORDED JULY 13, 2005. ROBERT LAMBURTH PLS 5361.

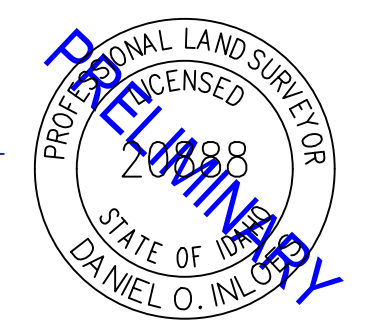
Line Table

Line #	Length	Direction
L1	106.46	N26°48'37"W
L2	44.47	S0°04'55"E
L3	156.19	N63°11'23"E
L4	111.39	N89°51'39"E
L5	255.72	N63°11'23"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	264.72	3769.72	4°01'25"	264.67	N28°49'20"W
C2	427.53	1938.86	12°38'02"	426.66	N33°07'38"W

DANIEL O. INLOES, PLS 20888



9.12.2023
DATE:

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3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
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