

# 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 # **MLD0023-24**

RECEIVED:

**RECEIVED**

**MAY 06 2024**

Bonner County  
Planning Department

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: JKF ESTATES

### APPLICANT INFORMATION:

Landowner's name: JEREMY AND KIM FEATHERSTON

Mailing address: [REDACTED]

City: SANDPOINT

State: IDAHO

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: KIM@FEATHERSTONLAW.COM

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING

Mailing address: PO BOX 580

City: PONDERAY

State: ID

Zip code: 83852

Telephone: 208-290-1725

Fax:

E-mail: JPROVOLTPLS@GMAIL.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: 5W

Parcel acreage: 9.96(G)/9.73(N)

Parcel # (s): RP028030000110A

Legal description: LOT 11, HOODOO VIEW ESTATES BK. 4, PG.155

Current zoning: R-5

Current use: RR5-10

What zoning districts border the project site?

|   |           |
|---|-----------|
| North: R-5  | East: R-5 |
| South: R-5  | West: R-5 |
| Comprehensive plan designation: RURAL RES   |           |
| Uses of the surrounding land (describe lot sizes, structures, uses):  |           |
| North: 6 AC RESIDENTIAL   |           |
| South: 26 AC COUNTY ROCK PIT  |           |
| East: 15 AC & 5 AC RESIDENTIAL  |           |
| West: 9.7 AC RESIDENTIAL  |           |
| Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:  |           |
| Detailed Directions to Site: FROM PRIEST RIVER TRAVEL SOUTH ON ONTARIO ACROSS BRIDGE, TURN RIGHT ON OLD PRIEST RIVER ROAD. TRAVEL 2 MILES TO PROPERTY |           |
|   |           |
|   |           |
|   |           |

### ADDITIONAL PROJECT DESCRIPTION:

|  |                            |     |
|--|----------------------------|-----|
| <b>Existing plat recording information:</b>                      |                            |     |
| <b>This application is for :</b>                                 |                            |     |
| Proposed lots:   | Depth to Width Ratio (D:W) |     |
| Lot #1   | Proposed acreage: 4.88     | 2:1 |
| Lot #2   | Proposed acreage: 4.85     | 2:1 |
| Lot #3   | Proposed acreage:          |     |
| Lot #4   | Proposed acreage:          |     |
| Remainder  | Proposed acreage:          | N/A |
| Describe the land division proposal and resulting acreage: _____ |                            |     |
| DIVIDE 9.73 ACRES INTO 2 LOTS OF 4.88 AND 4.85 ACRES             |                            |     |
|  |                            |     |
|  |                            |     |

### 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:<br>MOSTLY FLAT LAND WITH SLIGHT SLOPE FROM NORTH TO SOUTH. MAX SLOPE 3-4% |  |
|   |  |
|   |  |
|   |  |
|   |  |
| Water courses (lakes, streams, rivers & other bodies of water): NONE  |  |
|   |  |
|   |  |
|   |  |
|   |  |
| Springs & wells: NONE   |  |
|   |  |
|   |  |
|   |  |



**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: TYPICAL PRIVATE SEWER SYSTEM

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: HOODDED VIEW ESTATES  
WATER CORPORATION☐ 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:

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:  (REP) Date: 5-2-21

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

# JKF ESTATES

A REPLAT OF LOT 11, HOODOO VIEW ESTATES

SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER  
FOUND ILLEGIBLE  
ALUM. CAP BELOW  
ASPHALT SURFACE.  
CP&F FILED  
11-28-06



60'

N89°49'37"W 2660.90'

UNPLATTED

QUARTER CORNER  
FOUND RAILROAD  
SPIKE IN ASPHALT  
CP&F INST. NO.  
845591

27

34

INITIAL POINT

## BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "HOODOO VIEW ESTATES",  
RECORDED IN BOOK 4 OF PLATS, PAGE 155, RECORDS OF BONNER COUNTY,  
IDAHO.

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK)  
GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF  
CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

## SURVEY REFERENCES

1. HOODOO VIEW ESTATES, BOOK 4 OF PLATS, PAGE 155
2. HOODOO VIEW ESTATES, REPLAT LOTS 7 & 8, BK. 5 PG. 3
3. HOODOO VIEW ESTATES, REPLAT LOTS 8A & 9, BK. 5 PG. 135
4. RECORD OF SURVEY BY PLS 15516, INST. NO. 928110

## PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE DIVISION OF LOT 11, HOODOO VIEW ESTATES INTO 2 LOTS BY  
THE PROCESS OF A MINOR LAND DIVISION. FOUND PLAT MONUMENTS WERE  
HELD FOR THE BOUNDARIES OF THIS LOT.

## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,  
UNLESS OTHERWISE NOTED
- FOUND 3/4" REBAR WITH ALUM. CAP BY RLS 775
- FOUND 3.5" ALUM. CAP BY PLS 853
- ▲ FOUND 3/4" REBAR, NO CAP
- ⊗ SET 4' WOOD LATHE ON LOT LINE
- ▼ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516

## WATER/SEWER NOTE

WATER SERVICE PROVIDED BY HOODOO VIEW ESTATES WATER CORPORATION  
SEWER SERVICE PROVIDED BY PRIVATE SEWER

OLD PRIEST RIVER  
ROAD. 60' WIDE  
PUBLIC R/W. INST.  
NO. 415913

N89°49'25"W  
315.82'

N89°49'25"W  
327.41'

S89°49'25"E  
327.41'

LOT 1  
4.88 AC

N01°20'56"E  
650.60'

S01°29'56"W  
636.20'

30' WIDE EASEMENT  
FOR INGRESS, EGRESS  
& UTILITIES. INST. NO.

LOT 9A  
HOODOO VIEW  
ESTATES REPLAT  
LOTS 8A & 9  
BK. 5 PG. 135

LOT 10  
HOODOO VIEW  
ESTATES  
BK. 4 PG. 155

N89°48'25"W  
325.70'

S01°29'56"W  
14.54'

LOT 2  
4.85 AC

N01°20'56"E  
650.60'

S01°29'56"W  
650.73'

N89°47'24"W  
324.00'

UNPLATTED

UNPLATTED

UNPLATTED



SCALE 1" = 100'

100' 50' 0' 100'



JKF ESTATES

DATE:  
04-29-24  
SCALE:  
1"=100'  
PROJ. NO.:  
1507  
SHT 1 OF 2

PROVOLT LAND SURVEYING, INC  
PO. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

# JKF ESTATES

A REPLAT OF LOT 11, HOODOO VIEW ESTATES

SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JEREMY P. FEATHERSTON AND KIM D. FEATHERSON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "JKF ESTATES" LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 11, HOODOO VIEW ESTATES AS RECORDED IN BOOK 4 OF PLATS, PAGE 155, RECORDS OF BONNER COUNTY, IDAHO.

JEREMY P. FEATHERSTON

KIM D. FEATHERSTON

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED JEREMY P. FEATHERSTON AND KIM D. FEATHERSTON KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

## NOTES

SUBJECT TO THE FOLLOWING:

1. THE PLAT OF HOODOO VIEW ESTATES, BOOK 4 OF PLATS, PAGE 155 COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED NOVEMBER 20, 1992 AT INST. NO. 415915
2. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 8, 1993 AT INST. NO. 435223
3. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 8, 1993 AT INST. NO. 435224
4. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 9, 1993 AT INST. NO. 435289
5. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED MAY 6, 1994 AT INST. NO. 444916
6. CERTIFICATE OF INCORPORATION OF HOODOO VIEW ESTATES WATER CORPORATION, RECORDED JUNE 23, 1995 AT INST. NO. 467330

## 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 34, 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "JKF ESTATES" 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 \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

## SANITARY RESTRICTIONS

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 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 \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY:

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.,  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

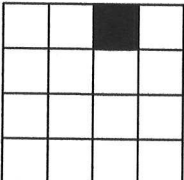
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.34, T.56N., R.5W., B.M.



JKF ESTATES

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE: 04-29-24  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1507  
CAD FILE: S-MID-FEATHERSTON  
SHT. 2 OF 2