

BONNER COUNTY PLANNING DEPARTMENT

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

FILE # MI D0034-24		RECEIVED:				
FILE # MLD0034-24		RECEIVED By Alex Feyen at 11:49 am, Jul 22, 202				
						PROJECT DESCRIPTION:
Name of Minor Land Division plat:R	eplat of	Lot 1, Sch	nilling/Carl	in Plat		
APPLICANT INFORMATION:						
Landowner's name:Jeff and Priscilla Mich	ele Hudo	n				
Mailing address						
City: Cocolalla			State:ID			Zip code:83813
Γelephone: «			Fax:			
E-mail:						
Representative's name: Russel Badgley Company name: James A. Sewell & Asso Mailing address:1319 N Division Ave	С					
City:Sandpoint			State:	D		Zip code:83864
Telephone:208-263-4160			Fax:			
E-mail:rbadgley@jasewell.com						
ADDITIONAL APPLICANT REPRES	SENTA	TIVE IN	FORMA	TION:		
Name/Relationship to the project:						
Company name:						
Mailing address:	1					
City:			State:			Zip code:
Telephone:			Fax:			
E-mail:					_	
PARCEL INFORMATION:						
Section #: 17 Township: 55 N	North	Range:	2 West	Parcel acre	age:	16.31 acres
Parcel # (s): RP017260000010 Legal description: 17-55N-2W Schilling/G						

O 15 . D		East: Productivity Forest Land
Forth: Rural 5 South: Rural 5		West: Rural 5
Comprehens	ive plan designation: Rural Res	sidential 5-10 acres
	urrounding land (describe lo	
	cres, 131-Land-ag/timb w/resid Imp	
		acre lot 537-Resid improv, 5 acre lot 537-Resid improv.
	e lot 106-Productivity forest land Stin	
	lot 537-Resid improv, 6.18 acre lot 1	
	of City Impact: Yes: No:	
Detailed Dire	ections to Site: From Sandpoint head	south on HWY 95 approx. 11 miles,
Turn left on Black 7	ail Road, Left on Old Orchard Rd., First d	riveway on the right.
ADDITIONA	L PROJECT DESCRIPTION:	
Existing pla	t recording information:	
	tion is for : Minor Land Division of	of 16.31 acres into two individual lots
Proposed lot		Depth to Width Ratio (D:W)
Lot #1 1A	Proposed acreage: 6.29 acre	s 3.33:1
Lot #2 1B	Proposed acreage: 10.02 acr	es 2.75:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
CONSTRUCTION OF THE PARTY OF TH	Proposed acreage:	N/A
Remainder		
Remainder Describe the	land division proposal and t	resulting acreage: The proposed minor land division would divide the
Describe the	land division proposal and r s into two lots. Lot 1A to be 6.29 acres and	resulting acreage: The proposed minor land division would divide the d Lot 1B to be 10.02 acres. A two lot minor land division.
Describe the	land division proposal and 1 s into two lots. Lot 1A to be 6.29 acres and	resulting acreage: The proposed minor land division would divide the d Lot 1B to be 10.02 acres. A two lot minor land division.
Describe the	land division proposal and a s into two lots. Lot 1A to be 6.29 acres and	resulting acreage: The proposed minor land division would divide the Lot 1B to be 10.02 acres. A two lot minor land division.
Describe the current 16.31 acre	s into two lots. Lot 1A to be 6.29 acres and	resulting acreage: The proposed minor land division would divide the discrete Lot 1B to be 10.02 acres. A two lot minor land division.
Describe the current 16.31 acres	s into two lots. Lot 1A to be 6.29 acres and	d Lot 1B to be 10.02 acres. A two lot minor land division.
Describe the current 16.31 acres SITE INFOR	s into two lots. Lot 1A to be 6.29 acres and MATION: de a detailed description of the	the following land features:
Describe the current 16.31 acres SITE INFOR Please provide Topography	MATION: de a detailed description of the (lay of the land), including expressions.	the following land features: stimated maximum slope, rock outcroppings, benches, etc
Describe the current 16.31 acres SITE INFOR Please provide Topography	s into two lots. Lot 1A to be 6.29 acres and MATION: de a detailed description of the	the following land features: stimated maximum slope, rock outcroppings, benches, etc
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SITE INFOR Please provid Topography Mostly flat pasture	MATION: de a detailed description of the (lay of the land), including emitted with a slight swall on the south property ed	the following land features: stimated maximum slope, rock outcroppings, benches, etc
Describe the current 16.31 acres SITE INFOR Please provid Topography Mostly flat pasture	MATION: de a detailed description of the (lay of the land), including emitted with a slight swall on the south property ed	the following land features: stimated maximum slope, rock outcroppings, benches, etc
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Describe the current 16.31 acres SITE INFORT Please provide Topography Mostly flat pasture Water cours	MATION: de a detailed description of the (lay of the land), including emith a slight swall on the south property educes (lakes, streams, rivers & es (lakes, streams)))	the following land features: stimated maximum slope, rock outcroppings, benches, etc
Describe the current 16.31 acre SITE INFOR Please provid Topography Mostly flat pasture Water cours	MATION: de a detailed description of the (lay of the land), including emitted with a slight swall on the south property ed	the following land features: stimated maximum slope, rock outcroppings, benches, etc

LXIO	ting residential home, 2200 sq. ft., 60'x40' residential shop 2400 sq. ft. , and two	Striali garden sneds. All on Lot 10
Lan	d cover (timber, pastures, etc): Pasture, sparse trees.	
Floc	wetlands present on site? Yes No od Hazard Zones located on site: X D A AE	Source of information: U.S.F.W.S. DFIRM MAP:
"Poss	er pertinent information (attach additional pages if n sible wetland location in the northwest corner" and zone hazards are present.	eeded):
10 110		
	cess information: ase check the appropriate boxes:	
		umber for existing easements & name, i
Plea	Private Easement Existing Proposed Describe travel surface (e.g., gravel, dirt, paved,	Orchard Road. 2.), travel way width, road grade right-of-way
Plea	Private Easement Existing Proposed Describe travel surface (e.g., gravel, dirt, paved, easement width. Include recorded instrument not existing: Gravel road, approx. 12-15' wide with turnouts, flat grade. Old Public Road Existing Proposed Describe travel surface (e.g., gravel, dirt, paved, etc. width and name, if existing:	Orchard Road. c.), travel way width, road grade right-of-war in Existing Proposed ttc.), travel way width, road grade and right

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: at a later date, private septic system. х 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: at a later date, private well 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? 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:

REPLAT OF LOT 1, SCHILLING / CARLIN PLAT

SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE	OWNERS' CERTIFICATE	SUBJECT TO THE FOLLOWING		
HEREBY CERTIFY THAT I HAVE DAMINED THE HEREN "REPLAT OF LOT 1, SOULLING CONFUL RETURN AND CHECKED HIS PLANT AND COMPUTATIONS SHEET AND CHECKED HIS PLANT AND COMPUTATIONS OF HER COMPUTATIONS AND SURVEYS HAVE BEEN MET. DATED THIS DAY OF 2024.	THIS IS TO CERTIFY THAT JEFF HUDON AND PRISCILLA MICHELE HUDON HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIMIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPEAT OF LOT 1, SCHILLING / CARLIN PLAT", LOCATED IN SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOSS MEDIONAL BONNER COUNTY, LIDAND, BEING LOT 1 OF THE SCHILLING / CARLIN PLAT, ACCORDING TO THE ATT THEREOF, RECORDED IN BOOK 10 OF PLATS, PAGE 28, RECORDS OF BONNER COUNTY, LIDAND.	1. EASEMENT FOR INGRESS, EDGRESS AND UTILITIES CRAIMTED TO VERNON JURBEY MORTIDISTS AND MART ELECT MORTIDISTS. RECORDED FEBRUARY 25, 1992 AS INSTRUMENT NO. 401505. RECORDED ANTERIOR CONTRACT SCHOOL SECTION RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF "ELACATALL VALLEY ACRES" BIG. 6, PG. 157, INSTRUMENT NO. 591316. 24. SEALBENT FOR POWER LINE GRANTED TO MORTHER LIGHTS, INC.,		
BONNER COUNTY SURVEYOR	SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM. WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.	4. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC., RECORDED AUGUST 12, 2003 AS INSTRUMENT NO. 631143. 5. EASEMENT FOR RIGHT OF MAY GRANTED TO NORTHERN LIGHTS, INC., RECORDED JANUARY 15, 2008, AS INSTRUMENT NO. 744478. 6. ALL MATTERS, COVENNIS, CONDITIONS, RESTRICTIONS, EASTERLY AND THE PROPERTY OF THE CONTRACT OF THE TREPLAT OF LOTS 1 AND 2 OF BLACKTAL VALLEY AGRES, BK. 7, PG. 66, INSTRUMENT NO. 63108.		
PLANNING DIRECTOR'S CERTIFICATE THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 2024.	JEFF HUDON PRISCILLA MICHELE HUDON	 ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAMIS WHICH JAW EXST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF "SCHILLING/CARLIN PLAT", BK. 10, Pc. 28, INSTRUMENT NO. 7944947. 		
BONNER COUNTY PLANNING DIRECTOR				
PANHANDLE HEALTH DISTRICT 1	OWNERS' ACKNOWLEDGMENT	SURVEYOR'S NARRATIVE		
SANTARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE, NO OWNER SHALL CONSTRUCT ANY BUILDING, DWILLING OR FACULTIES FOR PERSONS USING SUCH PREMISES UNTIL SANTARY RESTRICTION REQUIREMENTS ARE SATISFIED.	STATE OF COUNTY OF ON THIS DAY OF STATES HIDON AND PRESCRIBE HIDON, HISBARD AND MEET, MEETER OF 2024, BEFORE ME PRESONALLY APPEARED LEFF HIDON AND PRESCRIBE MOBILE HIDON, HISBARD AND MEE, MONOW OF ROTESTITED 10 ME TO A ET HE PERSONS WHOSE NAME SARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.	THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF LOT 1, OF THE SCHILLING / CARLIN PLAT AND TO DIMDE SAID LOT INTO TWO(2) SEPARATE LOTS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED FROM FOUND MONUMENTS PER SAID PLAT.		
COUNTY COMMISSIONERS CERTIFICATE	I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.	SURVEYOR'S CERTIFICATE		
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BÖNNER COUNTY, IDAHO. DATED THIS DAY OF	NOTARY PUBLIC FOR THE STATE OF RESIDNO AT: MY COMMISSION EXPIRES: NOTARY PUBLIC	HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER WITH THE PLAT WAS PREPARED BY ME OR UNDER WITH THE PLAT WAS PREPARED BY ME OR UNDER ON THE WEST, BOSES LIEBTION, BONNETS COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL COUNTY, IDAHO, THAT THE DISTANCES COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL COUNTY OF THE SOURCE OF		
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS		ORDINANCES. DATED THIS DAY OF		
COUNTY TREASURER'S CERTIFICATE	RECORDER'S CERTIFICATE	PRETATION		
I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20 APPROVED THISDAY OF, 2024.	FILED THIS DAY OF, 2024, AT, M. IN BOOK AT PAGE AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO	RUSSELL E. BADGLEY 12458 PLS 12458 PLS 12458		
BONNER COUNTY TREASURER	BONNER COUNTY RECORDER	SCRION I7, INP SOU, INC STREET TITLE: REPLAT OF LOT 1, SCHILLING / CARLIN PLAT		
	RECORDER'S	James A. Sewell and Associates, LLC		

