



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 # MLD0040-24

RECEIVED:

RECEIVED

By Alex Feyen at 10:18 am, Aug 06, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: The Hamptons

APPLICANT INFORMATION:

Landowner's name: Jess and Toni Hampton

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Evan Page

Company name: GO Land Surveying

Mailing address: 318 Pine St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-597-6897

Fax:

E-mail: epage@golandsurveying.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: 59N

Range: 1W

Parcel acreage: 10 Ac.

Parcel # (s): RP59N01W340451A

Current zoning: Agricultural/forestry 10

Current use: Ag/Forest Land

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1 X	Proposed acreage: 5.00	Remainder	Proposed acreage: 0.00
Lot #2 X	Proposed acreage: 5.00	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0515E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Access is via Hines Road from Samuels Road. Hines Road is a gravel surfaced road of variable physical width.</u> _____ _____	
List existing access and utility easements on the subject property. <u>Hines Road is the only access. Northern Lights has easements over all of section 34 (Inst. #126836) and more specifically over the subject parcel (Inst. #1023552)</u> _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? North Side Fire

Sewage disposal will be provided by:

☐ Existing Community System

☐ Proposed Community System

☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Sewer is by individual tank & drainfield.

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No

Water will be supplied by:

☐ Existing public or community system

☐ Proposed Community System

☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: There is an existing well on Lot 1.

Note: Please attach the necessary proof of urban services if required.

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: 7/29/24

Landowner's signature:  Date: 29 July 2024

THE HAMPTONS

THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JESS AND TONI HAMPTON ARE THE CURRENT RECORD OWNERS OF THE REAL PROPERTY HERE DESCRIBED AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS NORTHAMPTON, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 59 NORTH, RANGE 01 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34..

WATER TO BE BY INDIVIDUAL WELLS.

SANITARY SEWER TO BE BY INDIVIDUAL SEPTIC FIELD.

JESS HAMPTON _____ DATE _____

TONI HAMPTON _____ DATE _____

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED --JESS HAMPTON AND TONI HAMPTON--, 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO _____

RESIDING AT _____.

MY COMMISSION EXPIRES: _____.

SANITARY RESTRICTION

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

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 _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____.

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 _____, IN THE YEAR OF 2024

BONNER COUNTY TREASURER _____

COUNTY SURVEYOR

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

DATED THIS ____ DAY OF _____, 2024

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, EVAN A. PAGE, PLS NO. 20538, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JESS & TONI HAMPTON.

PRELIMINARY
FOR COUNTY REVIEW

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR JESS & TONI HAMPTON.

THIS ____ DAY OF _____, 2024, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER _____

DEPUTY CLERK _____.

RECORDER'S
CERTIFICATE



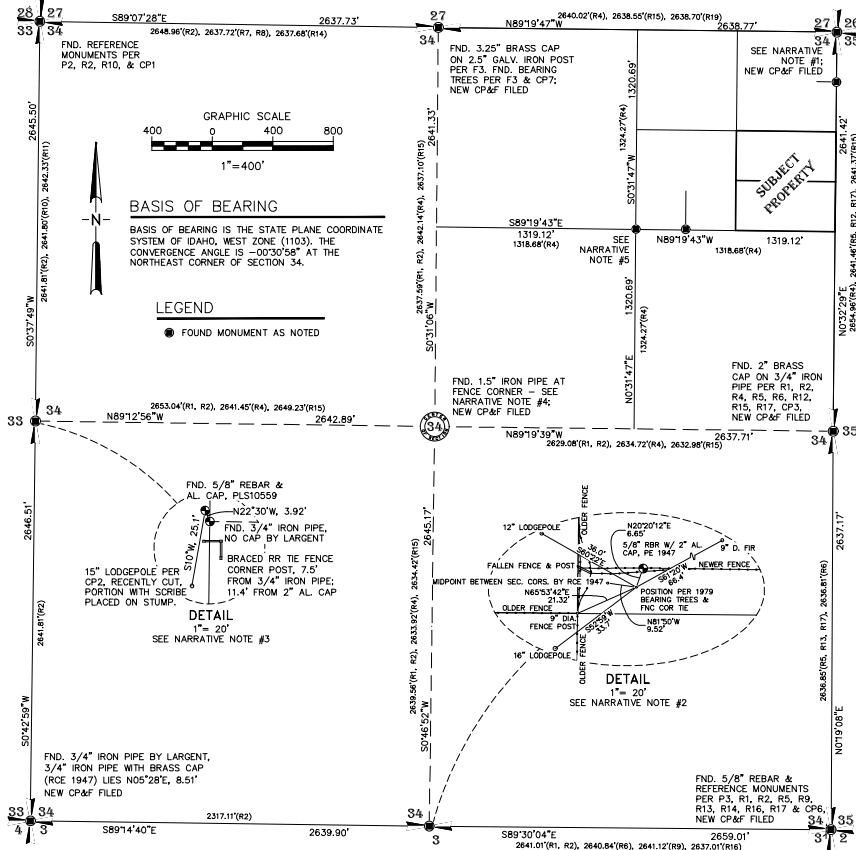
GO LAND SURVEYING, PLLC

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(208) 257-4897
evanp@go Landsurveying.com

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THE HAMPTONS

SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



SURVEYOR'S NARRATIVE

- JEFF WILEY (PLS 7156) DESCRIBES IN HIS NOTES (R18) THAT THERE APPEARED TO BE TWO POSITIONS FOR THE NORTHEAST CORNER OF SECTION 34. THE FIRST BEING A 1" IRON PIPE APPARENTLY USED OR SET BY TUCKER IN 1972 IN CONNECTION WITH THE UNFILED BIRCH GROVE SUBDIVISION, UNITS 1 & 2 (U1 & U2) IN SECTION 27 AND FOUND BY DOUG MEIGS (PLS 5576) IN 1992 (R4). THE SECOND BEING A 5/8" REBAR WITH 2" ALUMINUM CAP SET BY TUCKER AT A LOCATION WHERE HE REPORTS FINDING A 3/4" IRON PIPE IN 1995 (R5). WILEY FOUND NO INDICATION OF THE 1" IRON PIPE AT THE CORNER BUT ESTIMATES IT TO HAVE BEEN 9' TO 13' NORTH OF THE MONUMENT THAT EXISTS AT THIS TIME. WE FOUND NO INDICATION OF A MONUMENT LOCATION OTHER THAN THE 2" CAP AND ACCEPTED IT AS THE PROPER LOCATION BASED ON PRIOR RELIANCE.
- THE SOUTH QUARTER CORNER OF SECTION 34 APPEARS TO HAVE BEEN MONUMENTED IN AT THREE POSITIONS. THE FIRST BY THE G.L.O. IN 1897 (F2). THE SECOND IN 1979 BY TUCKER, PURPORTEDLY BY PROPORTION (R1 & R2), AND THE THIRD IN 2000, ALSO BY TUCKER, PURPORTEDLY FROM THE BEARING TREES SET IN 1979 (R5). DIMENSIONS ON R1 & R2 DO NOT SHOW A PROPORTIONATE SOLUTION. WE LOCATED THE MONUMENT SET BY TUCKER IN 2000. IT WAS SEVERAL FEET FROM THE LOCATION INDICATED BY THE 1979 BEARING TREES OR HIS TIE TO A NEARBY FENCE CORNER (R2). BOTH OF THE POSITIONS MONUMENTED BY TUCKER WERE SEVERAL FEET FROM THE MIDPOINT BETWEEN THE ADJACENT SECTION CORNERS ALSO MONUMENTED BY TUCKER (R1, R2). NONE OF THESE POSITIONS AGREED WITH FENCE LINES THAT APPEAR TO HAVE LONG PRECEDED EITHER OF THE POSITIONS MONUMENTED BY TUCKER. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE THIS CORNER FURTHER. HOWEVER, I SUSPECT THAT THE FENCE CORNER TIED BY TUCKER (R2) AND SHOWN ON DETAIL HEREON IS LIKELY THE BEST EVIDENCE OF THE ORIGINAL POSITION ESTABLISHED BY THE G.L.O.
- TUCKER PURPORTED TO SET THE WEST QUARTER CORNER BY PROPORTION (R1) AND GRAPHICALLY SHOWS IT TO BE NEAR A FENCE CORNER BUT DID NOT PROVIDE A MEASURED TIE TO THE FENCES. IN 2006, GILBERT BAILEY (PLS 10559) DETERMINED THAT THE MONUMENT BY TUCKER HAD BEEN SET INCORRECTLY, PULLED IT AND SET A MONUMENT AT A DIFFERENT LOCATION (P2). BAILEY PROVIDED A TIE TO THE FENCE CORNER AND ALSO NOTED AN IRON PIPE MONUMENT SET BY LARGENT AND APPARENTLY REFLECTED ON AN UNRECORDED SURVEY MAP WE WERE UNABLE TO FIND. WE LOCATED THE REMAINS OF A FENCE CORNER BUT DID NOT FIND ENOUGH EVIDENCE TO FULLY ASSESS IT. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE FURTHER INTO THE WEST QUARTER CORNER. I WOULD ADVISE ANY SUBSEQUENT SURVEYOR REQUIRING THIS CORNER POSITION TO FURTHER INVESTIGATE THE FENCES AND THE LARGENT SURVEY. ALL THREE POSITIONS BY PRIVATE SURVEYORS ARE OR APPEAR TO BE BY PROPORTION, WITH THE LATTER TWO ALSO BEING ENTRIES INTO A COMPETITION OF MEASUREMENT ABILITIES. BETWEEN OUR FIRST & SECOND VISITS TO THIS CORNER, SOMEONE HAD CUT DOWN THE BEARING TREE BUT LEFT THE PORTION CONTAINING THE SCRIBE AND TAG ON THE STUMP.
- WE FOUND A 1-1/2" IRON PIPE AT THE CENTER QUARTER CORNER THAT WAS ALONG AN OLD NORTH-SOUTH FENCE. WE ALSO FOUND THAT THE FENCE, RUNNING QUITE STRAIGHT, LINED UP VERY WELL WITH THE FENCE CORNER IN THE VICINITY OF THE SOUTH QUARTER CORNER. THIS IRON PIPE WAS NOTED AND REJECTED AND/OR NOT ANALYZED BY SEVERAL PREVIOUS SURVEYORS. I ACCEPTED THE 1-1/2" PIPE, BEING IN AGREEMENT WITH FENCE LINES WHICH APPEAR TO PREDATE THE INMATE SURVEYS IN THE AREA AND WHICH RUN VERY STRAIGHT AS BEING THE BEST EVIDENCE OF THE ORIGINAL ESTABLISHMENT OF THE CENTER QUARTER.
- I DID NOT ACCEPT THE NORTHEAST 1/16 CORNER MONUMENTS ESTABLISHED BY MEIGS (R4) OR BY MARK DUFFNER (PLS 9905, R15) AS EACH OF THEM ESTABLISHED LINES BASED ON ONE OF THE ERRONEOUS MONUMENT POSITIONS AT THE SOUTH QUARTER CORNER. THERE ARE NO SIGNS OF RELIANCE ON EITHER MONUMENT FOR THE PLACEMENT OF IMPROVEMENTS OR FENCES.

PRELIMINARY
20538
FOR COUNTY REVIEW

RECORDER'S
CERTIFICATE

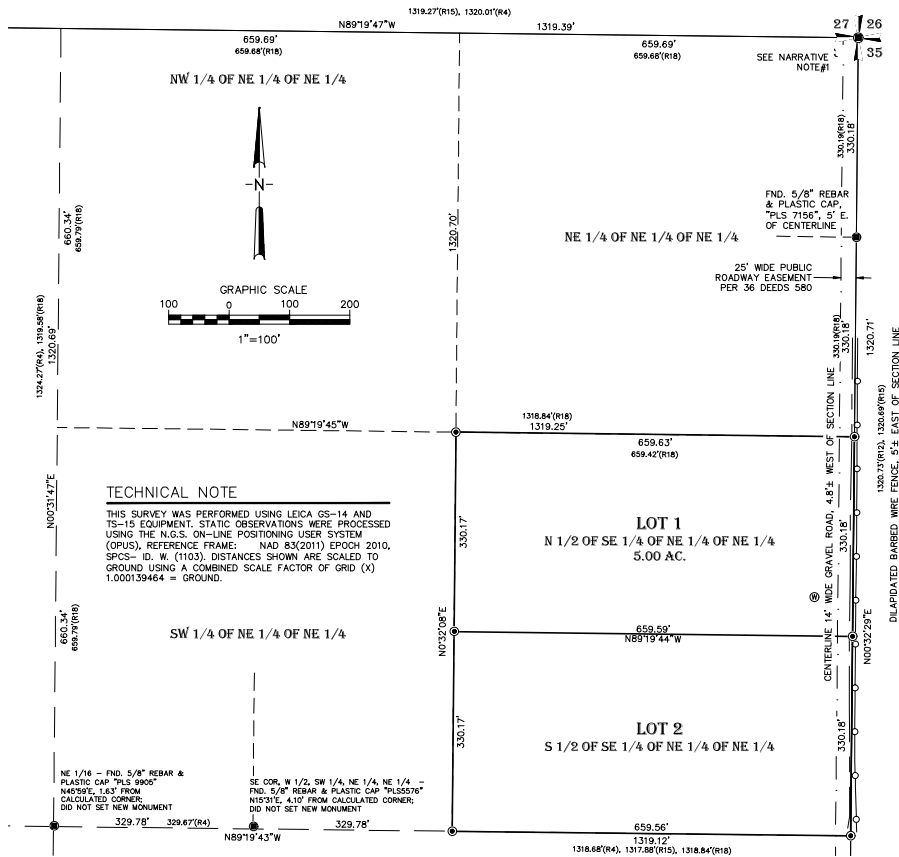


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THE HAMPTONS

SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



REFERENCES

- (F1) GENERAL LAND OFFICE (GLO) TOWNSHIP EXTERIOR PLAT AND FIELD NOTES, DATED 1897, APPROVED 06/20/1898.
(F2) GLO TOWNSHIP PLAT AND FIELD NOTES, DATED 1897, APPROVED 06/20/1898.
(F3) BUREAU OF LAND MANAGEMENT (BLM) REMONUMENTATION FIELD NOTES AND DIAGRAM, 10/22/1965.
(P1) PLAT OF TUCKER MEADOWS, BK. 7, PG. 289, INSTR. NO. 699938, PLS 10559 (2006)
(P2) PLAT OF TIERRA VERDE, BK. 9, PG. 290, INSTR. NO. 700409, PLS 10559 (2006)
(P3) PLAT OF CASEY'S ACRES, BK. 9, PG. 49, INSTR. NO. 743048, PLS 9905 (2007)
(R1) RECORD OF SURVEY, INSTR. NO. 215663, RCE 1947 (1979)
(R2) RECORD OF SURVEY, INSTR. NO. 218417, RCE 3318 (1979)
(R3) RECORD OF SURVEY, INSTR. NO. 369350, PLS 3628 (1989)
(R4) RECORD OF SURVEY, INSTR. NO. 404832, PLS 5576 (1992)
(R5) RECORD OF SURVEY, INSTR. NO. 463565, RCE 1947 (1995)
(R6) RECORD OF SURVEY, INSTR. NO. 475877, PLS 5713 (1995)
(R7) RECORD OF SURVEY, INSTR. NO. 509086, RCE 1947 (1997)
(R8) RECORD OF SURVEY, INSTR. NO. 533120, RCE 1947 (1998)
(R9) RECORD OF SURVEY, INSTR. NO. 570731, RCE 1947 (2000)
(R10) RECORD OF SURVEY, INSTR. NO. 726677, PLS 10559 (2007)
(R11) RECORD OF SURVEY, INSTR. NO. 755963, PLS 5713 (2007)
(R12) RECORD OF SURVEY, INSTR. NO. 760263, PLS 10559 (2008)
(R13) RECORD OF SURVEY, INSTR. NO. 832789, PLS 5713 (2012)
(R14) RECORD OF SURVEY, INSTR. NO. 844143, PLS 7156 (2013)
(R15) RECORD OF SURVEY, INSTR. NO. 875153, PLS 9905 (2015)
(R16) RECORD OF SURVEY, INSTR. NO. 875634, PLS 9905 (2015)
(R17) RECORD OF SURVEY, INSTR. NO. 901305, PLS 7879 (2017)
(R18) RECORD OF SURVEY, INSTR. NO. 934942, PLS 7156 (2019)
(R19) RECORD OF SURVEY, INSTR. NO. 1017229, PLS 20888 (2023)
(CP1) CORNER PERPETUATION FORM, SEC COR 28-27-33-34 (V-13), RCE 1947 (1982)
(CP2) CORNER PERPETUATION FORM, QTR COR 34-35 (X-13), RCE 1947 (1982)
(CP3) CORNER PERPETUATION FORM, QTR COR 34-35 (X-17), RCE 1947 (1982)
(CP4) CORNER PERPETUATION FORM, SEC COR 33-34-4-3 (Z-13), RCE 1947 (1982)
(CP5) CORNER PERPETUATION FORM, QTR COR 34-3 (Z-15), RCE 1947 (1982)
(CP6) CORNER PERPETUATION FORM, SEC COR 34-35-2-3 (Z-17), RCE 1947 (1982)
(CP7) CORNER PERPETUATION FORM, QTR COR 27-34 (V-15), RCE 1947 (1997)
(CP8) CORNER PERPETUATION FORM, QTR COR 33-34 (X-13), INST. #694530, PLS 10559 (2006)
(CP9) CORNER PERPETUATION FORM, SEC COR 27-26-34-35 (V-17), INST. #760200, PLS 10559 (2008)
(CP10) CORNER PERPETUATION FORM, SEC COR 33-34-4-3 (Z-13), INST. #779923, PLS 9905 (2015)
(U1) UNFILED PLAT OF BIRCH GROVE UNIT 1, RCE 1947 (1972)
(U2) UNFILED PLAT OF BIRCH GROVE UNIT 2, RCE 1947 (1972)

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP--PAGE 20538"
- WATER WELL



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CERTIFICATE



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