



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 #

MLD0041-24

RECEIVED:

RECEIVED

By Rob Winningham at 10:28 am, Aug 12, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Hockett Acres

APPLICANT INFORMATION:

Landowner's name: Lori and Ricky Hockett

Mailing address: [REDACTED]

City: Blanchard

State: ID

Zip code: 83804

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@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 #: 24

Township: 54N

Range: 5W

Parcel acreage: 19.98 AC.

Parcel # (s): RP54N05W241800A

Current zoning: Rural 5

Current use: Rural Residential

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: 10.00	Remainder	Proposed acreage:
Lot #2 X	Proposed acreage: 9.98	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 checked="" type="checkbox"/> Yes <input 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: 16017C1100E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" 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>Coyote Pass Road is a public road, privately maintained. It is a 16' wide gravel road within a 60' wide easement (30' each side of the existing centerline).</u> <u>Clagstone Road is a paved public road within a 50' wide right of way.</u> _____	
List existing access and utility easements on the subject property. <u>See Subdivision Guarantee Order No. N-65931</u> _____ _____	

SERVICES:

Which power company will serve the project site? Inland Power

Which fire district will serve the project site? Spirit Lake 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: Existing individual septic drainfield on Lot 1.

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: 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:

Ricky Lee Hockett

Date: 08/05/24

Landowner's signature:

Date:

SERVICES:

Which power company will serve the project site? Inland Power
Which fire district will serve the project site? Spirit Lake 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: Existing individual septic drainfield on Lot 1.

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: Existing well on Lot 1.

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Landowner's signature: _____ Date: _____

Landowner's signature: Lori Hockett Date: 8-5-24

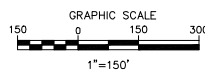
PRELIMINARY

HOCKETT ACRES

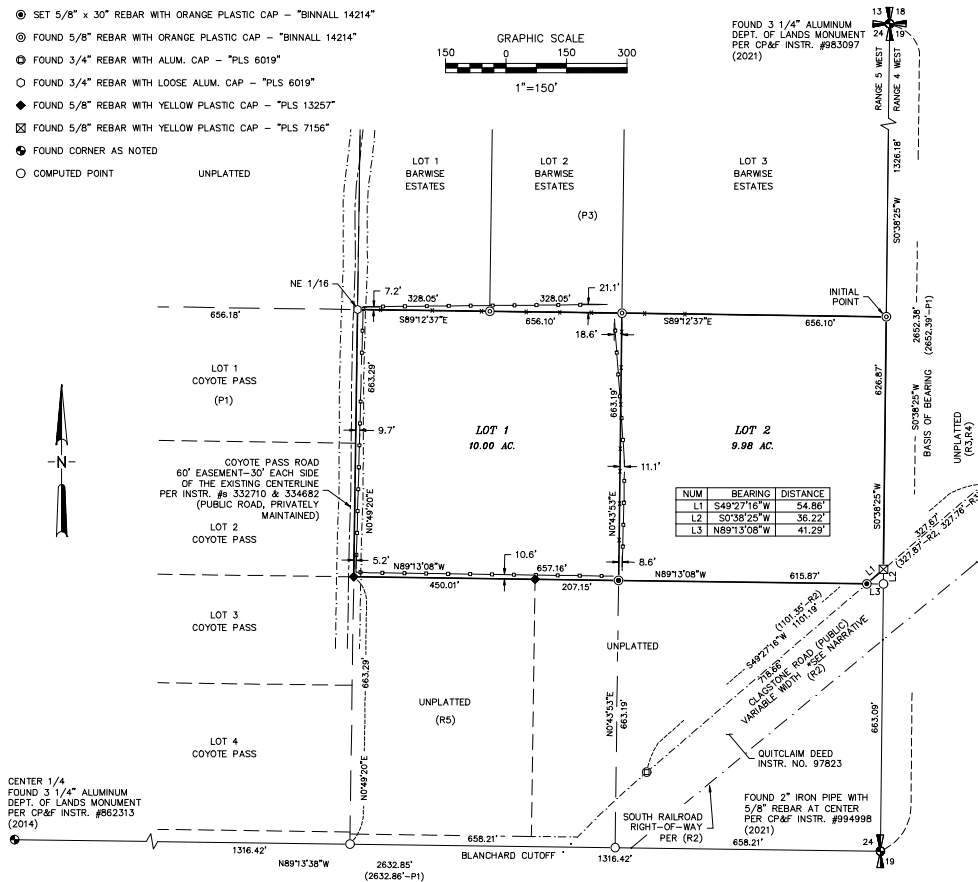
LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

LEGEND

- SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- FOUND 3/4" REBAR WITH ALUM. CAP - "PLS 6019"
- FOUND 3/4" REBAR WITH LOOSE ALUM. CAP - "PLS 6019"
- ◆ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 13257"
- ◆ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 7156"
- FOUND CORNER AS NOTED
- COMPUTED POINT



FOUND 3 1/4" ALUMINUM
DEPT. OF LANDS MONUMENT
PER CP&F INSTR. #983097
(2021)



RECORDER'S CERTIFICATE

RECORDER'S
CERTIFICATE

REFERENCES

- (P1) PLAT OF COYOTE PASS, PLAT BOOK 7, PAGE 78, AS INSTRUMENT NO. 639931, BY PLS 6019 (2003)
- (P2) PLAT OF BAR SEVEN, PLAT BOOK 18, PAGE 19, AS INSTRUMENT NO. 1000726, BY PLS 14214 (2022)
- (P3) PLAT OF BARWISE ESTATES, PLAT BOOK 21, PAGE 51, AS INSTRUMENT NO. 1030921, BY PLS 14214 (2024)
- (R1) RECORD OF SURVEY INSTR. NO. 244125, BY PLS 974 (1987)
- (R2) RECORD OF SURVEY INSTR. NO. 586637, BY PLS 6019 (2001)
- (R3) RECORD OF SURVEY INSTR. NO. 859000, BY PLS 7156 (2014)
- (R4) RECORD OF SURVEY INSTR. NO. 872078, BY PLS 7156 (2015)
- (R5) RECORD OF SURVEY INSTR. NO. 983653, BY PLS 13257 (2021)
- (D1) QUITCLAIM DEED INSTRUMENT NO. 980268 (2021).
- (D2) QUITCLAIM DEED INSTRUMENT NO. 97823 (1939).

BASIS OF BEARING

THE BASIS OF BEARING IS S0°38'25\"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24 PER RECORD P3.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF THE COUNTY ROAD PER (D1), BY ALIQUOT PORTIONS.

THE SECTION BREAKDOWN OF THE NORTHEAST QUARTER SHOWN ON THE PLAT OF BARWISE ESTATES (P3) IS FOUND TO BE IN HARMONY WITH ADJACENT SURVEYS LISTED IN REFERENCES.

CLAGSTONE ROAD PER (R2) IS BASED ON THE CENTERLINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD PER QUITCLAIM DEED INSTRUMENT NO. 97823, DATED 2-09-1939, GRANTING BONNER COUNTY A 100' WIDE RIGHT-OF-WAY, 50 FEET EACH SIDE OF A DESCRIBED CENTERLINE ACROSS THE EAST HALF OF SECTION 24 AND THE SOUTHWEST QUARTER OF SECTION 19. THE SURVEY NOTES "NORTH ROAD" RIGHT-OF-WAY, AND "SOUTH RAILROAD" RIGHT-OF-WAY INDEPENDENTLY AND APPEARS TO INCORPORATE A PRESRIPTIVE 25' WIDTH NORTH OF THE CENTERLINE OF THE EXISTING TRAVELED WAY NEAR THE SOUTH LINE OF THE NORTHEAST QUARTER. THE RESULT IS A WIDTH OF 133.5 FEET BETWEEN "ROAD" AND "RAILROAD" AT THE EAST LINE OF SECTION 24. THE EXISTING ROAD UTILIZES A +/- 60 FOOT WIDTH.

FENCES SHOWN WERE BUILT BY THE OWNERS OF THIS PARCEL WITHOUT A SURVEY, FOR LIVESTOCK.

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPRS= ID, W (1100). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.0000835981=GROUND.

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, 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 RICKY AND LORI HOCKETT.



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
BANDPOINT, IDAHO 83864
(208)444-6203
stevenb@golandsurveying.com

DRAWN BY: SJB / LEM PROJECT NO: 240304 DRAWING NO: 240304_Hockett MLD.dwg SHEET: 1 of 2

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT RICKY HOCKETT AND LORI HOCKETT, TRUSTEES OF THE RICKY AND LORI HOCKETT LIVING TRUST DATED APRIL 5, 2021, ARE OWNERS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTHWEST OF THE COUNTY ROAD IN SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND HAVE CAUSED THE PARCEL TO BE PLATTED, AND KNOWN AS HOCKETT ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SECTION 24, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER, SOUTH 0°38'25" WEST, 1328.18 FEET TO THE NORTH 1/16 BETWEEN SECTIONS 19, TOWNSHIP 54 NORTH, RANGE 4 WEST AND SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, BEING THE INITIAL POINT;

THENCE CONTINUING ALONG SAID SECTION LINE SOUTH 0°38'25" WEST, 628.87 FEET TO THE NORTH RIGHT-OF-WAY OF CLAGSTONE ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 49°27'16" WEST, 54.86 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 89°13'08" WEST, 1273.03 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 0°49'20" EAST, 663.29 FEET TO THE NORTHEAST 1/16 CORNER OF SECTION 24;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°12'37" EAST, 1312.20 FEET TO THE INITIAL POINT, CONTAINING 19.98 ACRES MORE OR LESS.

RICKY HOCKETT _____ DATE _____

LORI HOCKETT _____ DATE _____

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 LORI HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS 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: _____

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 RICKY HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS 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: _____

HOCKETT ACRES
LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

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.

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.

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 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 RICKY AND LORI HOCKETT.

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

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEES: \$ _____

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HOCKETT ACRES 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 _____, 2024.

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, 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 RICKY AND LORI HOCKETT.



PRELIMINARY



GO LAND SURVEYING, PLLC	
414 EUGLE D AVE. BANDPOINT, IDAHO 83864 (208)444-6203 stevenb@golandsurveying.com	
DRAWN BY SJB / LEM	PROJECT NO. 240304
DRAWING NO. 240304_Hockett MLD.dwg	SHEET 2 of 2