

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 # MLD0063-24	RECEIVED: <div style="border: 1px solid green; padding: 2px; display: inline-block;">RECEIVED david.fisher , 12/23/2024, 12:48:40 PM</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: DEERE ACRES

APPLICANT INFORMATION:

Landowner's name: JOSEPH AND KATHLENE HESTER		
Mailing address: [REDACTED]		
City: ATHOL	State: ID	Zip code: 83801
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: ATS, INC		
Company name: ADVANCED TECHNOLOGY SURVEYING, INC		
Mailing address: PO BOX 3457		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 208-772-2745	Fax:	
E-mail: TIFFANIEESPE@HOTMAIL.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 #: 26	Township: 54N	Range: 03W	Parcel acreage: 10.61
Parcel # (s): RP013940020020A			
Current zoning: RESIDENTIAL-5		Current use: RESIDENTIAL	
Comprehensive plan designation: RURAL RESIDENTIAL			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 5.53	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.08	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 type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ LOT 2, BLOCK 2 OF HAPPY MEADOWS 1ST ADDITION RECORDED 2021 _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input 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>GRAVEL ROAD, EXISTING, NAMED HAPPY MEADOWS.</u> _____ _____	
List existing access and utility easements on the subject property. <u>EASEMENT PER HAPPY MEADOWS 1ST ADDITION, INSTRUMENT NUMBER 992083</u> _____ _____	

SERVICES:

Which power company will serve the project site? NORTHERN LIGHTS

Which fire district will serve the project site? SAGLE 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 IN USE FOR THE HOME. INDIVIDUAL SEPTIC PROPOSED FOR THE NEW LOT, AT A LATER DATE. NO PHD SIGN OFF AT THIS TIME.

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: INDIVIDUAL WELL SUPPORTS THE EXISTING HOME. AN ADDITIONAL WELL IS PROPOSED FOR THE NEW LOT, AT A LATER DATE.

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

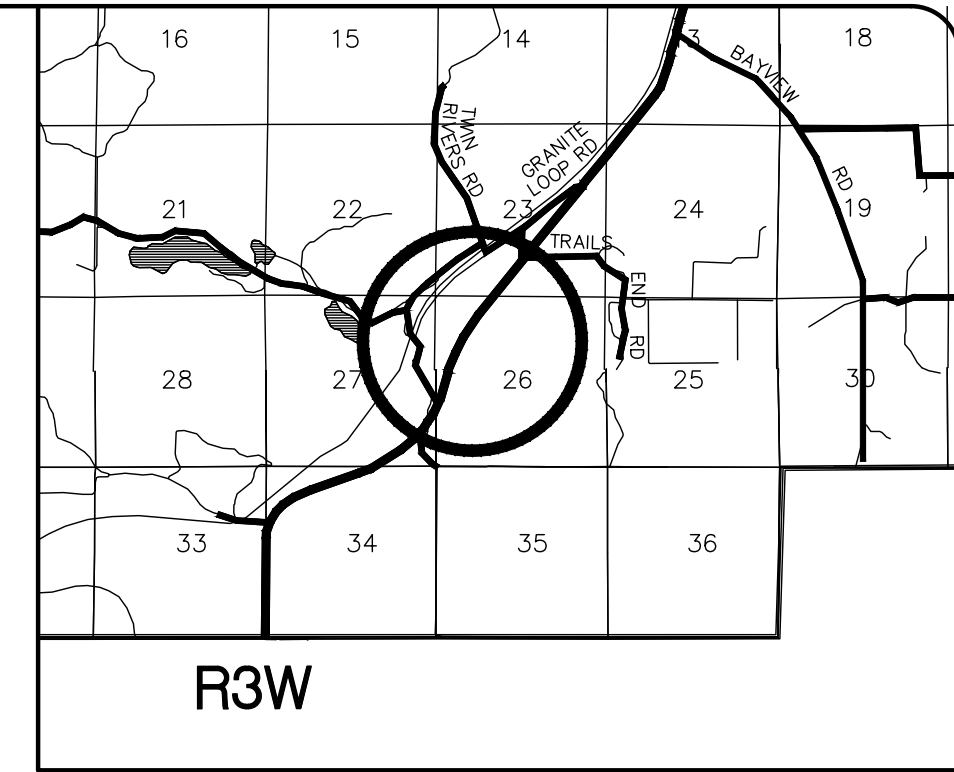
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Tiffany Espe (ATS) Date: 12-20-24

Landowner's signature: _____ Date: _____

DEERE ACRES

A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION
 SITUATE IN THE NORTHWEST QUARTER OF
 SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.
 BONNER COUNTY, IDAHO
 PAGE 1 OF 2



R3W

VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT JOSEPH H. HESTER & KATHLENE M. HESTER, TRUSTEES OF THE JOSEPH AND KATHLENE HESTER FAMILY TRUST U/A AUGUST 02, 2005 DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS "DEERE ACRES" BEING LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION AS RECORDED IN BOOK 17 OF PLATS AT PAGE 052, BONNER COUNTY RECORDS AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SAID DESCRIBED LOT CONTAINING 462,223 SQUARE FEET OR 10.611 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

- 1) THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- 2) SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

JOSEPH H. HESTER, TRUSTEE

DATE

KATHLENE M. HESTER, TRUSTEE

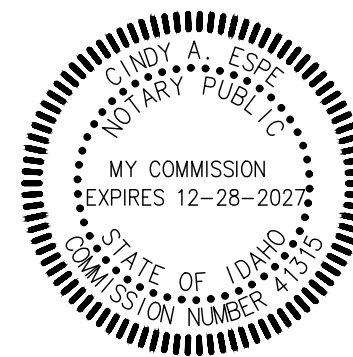
DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO }
COUNTY OF KOOTENAI } S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025,
 BY JOSEPH H. HESTER AND KATHLENE M. HESTER, AS TRUSTEES OF THE JOSEPH AND KATHLENE HESTER
 FAMILY TRUST U/A AUGUST 02, 2005.

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION 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 REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DEERE ACRES" AND CHECKED THE PLAT 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 _____, 2025.

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____

BY: _____
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF DECEMBER 2024. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

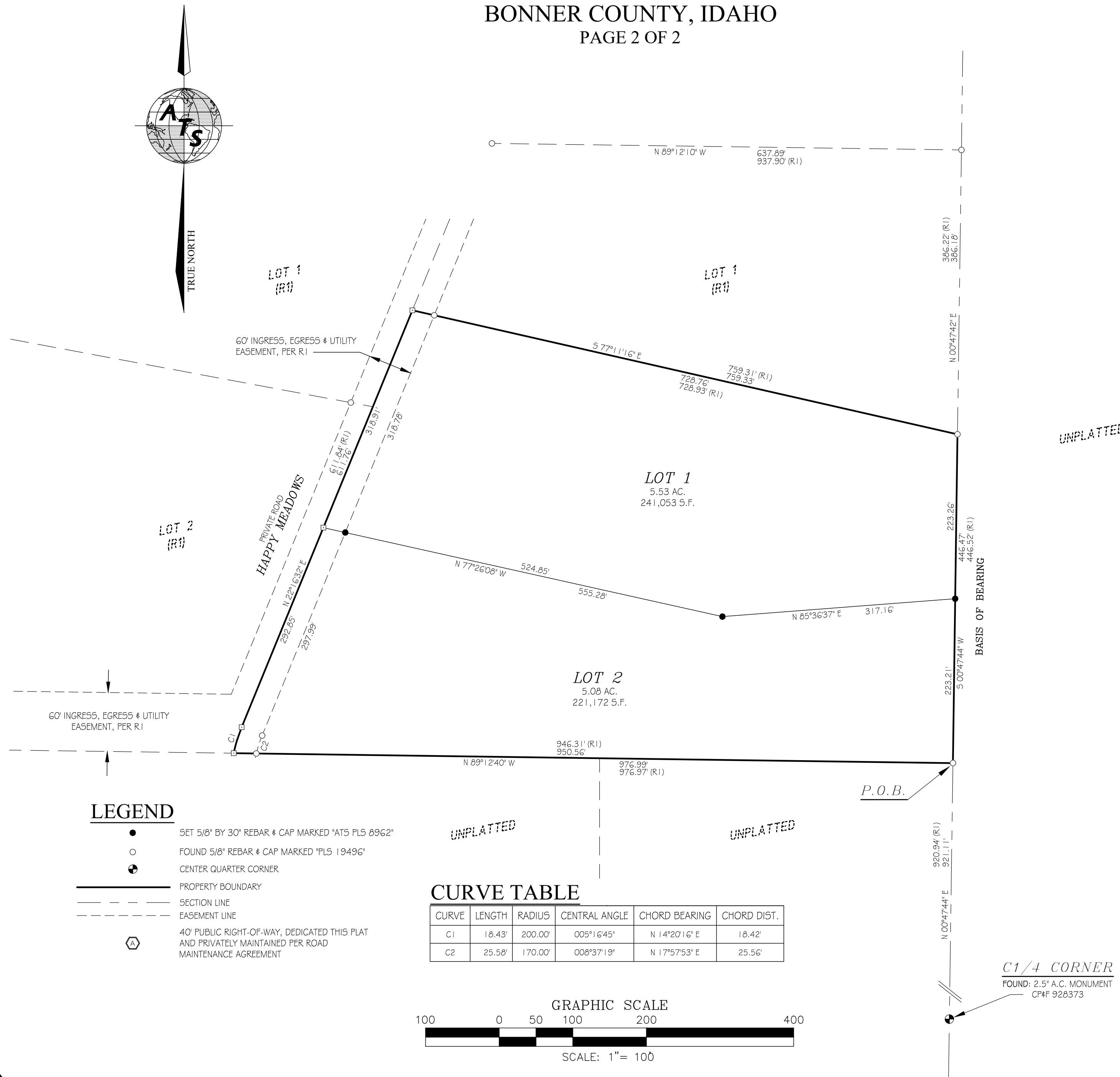


	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DATE: 12-03-2024
		DRAWN BY MBM
		12-10-2024
	DWG: PLAT	
	PROJ: 24-166	

DEERE ACRES

A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION
 SITUATE IN THE NORTHWEST QUARTER OF
 SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.
 BONNER COUNTY, IDAHO

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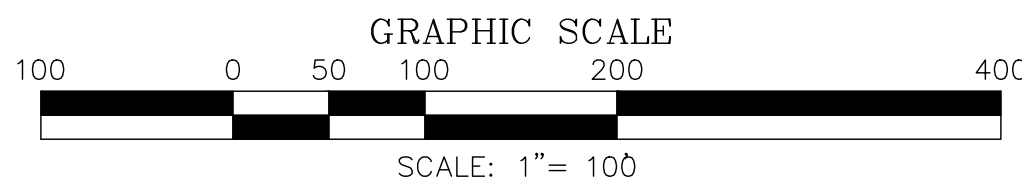


LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP MARKED "PLS 19496"
- ⊙ CENTER QUARTER CORNER
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE
- ⬠ 40' PUBLIC RIGHT-OF-WAY, DEDICATED THIS PLAT AND PRIVATELY MAINTAINED PER ROAD MAINTENANCE AGREEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	18.43'	200.00'	005°16'45"	N 14°20'16" E	18.42'
C2	25.58'	170.00'	008°37'19"	N 17°57'53" E	25.56'



REFERENCES

- R1) HAPPY MEADOWS 1st ADDITION BY VICKI J. KLEMM, PLS 19496. RECORDED AS INSTRUMENT NUMBER 992083.
 - R2) QUITCLAIM DEED INSTRUMENT NUMBER 979853.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND MATCHES R1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY FLYING S TITLE & ESCROW COMPANY DATED DECEMBER 06, 2024. ORDER NO. 1168171-5. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
5. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
6. PLATTED PROPERTY MAY BE SUBJECT TO A BLANKET RIGHT-OF-WAY UTILITY EASEMENTS PER INSTRUMENT NUMBERS 911978 AND 1030138.



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING
 INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
 * PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1" = 100'

CHECKED BY MBM
DATE: 12-03-2024

DRAWN BY MBM
DATE: 12-12-2024

DWG: PLAT
PROJ: 24-166