



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0023.22	RECEIVED:  <b>RECEIVED</b>  MAR 03 2022  Bonner County Planning Department
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat:WARREN SHORES
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### APPLICANT INFORMATION:

Landowner's name:ESTATE OF FRANCES ELAINE WARREN		
Mailing address:PO BOX 95		
City:COOLIN	State:ID	Zip code:83821
Telephone:	Fax:	
E-mail:		

### 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:PROVOLTLANDSURVEYING@GMAIL.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: JOHN A. FINNEY, ATTORNEY		
Company name:		
Mailing address: 120 E LAKE ST, STE 317		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone: 208-265-7712	Fax:	
E-mail: FINNEYLAW@FINNEYLAW.NET		

### PARCEL INFORMATION:

Section #:9	Township:59N	Range:4W	Parcel acreage:1.307
Parcel # (s):RP59N04W096150A			
Legal description:TAX 57			
Current zoning:REC		Current use:REC	
What zoning districts border the project site?			

North: REC - LAKE	East: REC
South: R-5	West: REC
Comprehensive plan designation: RESORT COMM	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: LAKE	
South: 5 ACRE BARE LANDS	
East: 0.5 ACRE BARE	
West: 0.4 ACRE RESIDENTIAL	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: HEAD WEST ON HWY 2 FOR 21.7 MILES TO PRIEST RIVER, TURN RIGHT ON HWY 57 AND TRAVEL 22.4 MILES NORTH TO DICKENSHEET ROAD. TURN RIGHT AND TRAVEL 5.2 MILES TO ICE HOUSE RD AND TRAVEL 0.3 MILES TO WARREN BEACH RD AND THE PROPERTY.	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 0.668	2:1
Lot #2	Proposed acreage: 0.639	2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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:**  
 MOSTLY FLAT LAND SLOPING TOWARD THE LAKE WATERS. SLOPE OF 1-2%

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Water courses (lakes, streams, rivers & other bodies of water):** PRIEST LAKE ON NORTHERN BORDER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Springs & wells:** NONE

\_\_\_\_\_

\_\_\_\_\_

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): TIMBER COVERED

Are wetlands present on site?  Yes  No

Source of information: NWI

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0430F

Other pertinent information (attach additional pages if needed):

### ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement     Existing     Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

Public Road     Existing     Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

Combination of Public Road/Private Easement     Existing     Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: 60' WIDE ROAD WARREN BEACH RD

Is public road dedication proposed as part of this minor land division?

Yes     No

List existing access and utility easements on the subject property.  
**SEE APPLICATION MAP**

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
\_COOLIN SEWER DISTRICT\_

Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual system - List type: \_\_\_\_\_

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: \_\_\_\_\_

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.

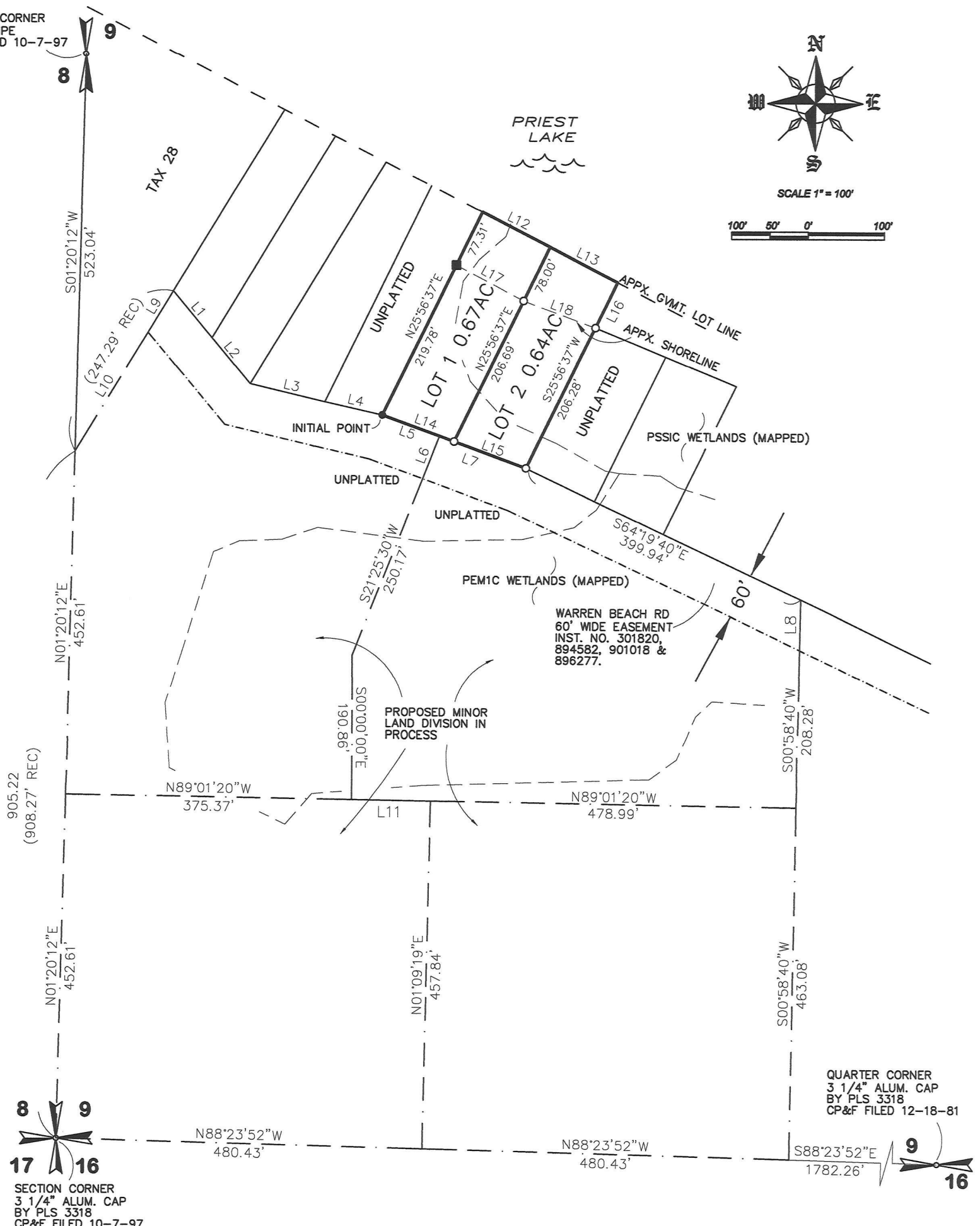
Landowner's signature: David R. Wannan, P.R. Date: \_\_\_\_\_

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

# WARREN SHORES

A PORTION OF GOVERNMENT LOT 4, SECTION 9, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

MEANDER CORNER  
1" IRON PIPE  
CP&F FILED 10-7-97



SECTION CORNER  
3 1/4" ALUM. CAP  
BY PLS 3318  
CP&F FILED 10-7-97

QUARTER CORNER  
3 1/4" ALUM. CAP  
BY PLS 3318  
CP&F FILED 12-18-81

LINE	BEARING	DISTANCE
L1	S39°41'25"E	79.81'
L2	S39°41'25"E	78.93'
L3	S76°27'09"E	100.80'
L4	S77°08'58"E	77.42'
L5	S69°40'49"E	80.08'
L6	S21°25'30"W	60.01'
L7	S69°40'49"E	120.96'
L8	S00°58'40"W	66.04'
L9	N31°12'25"E	63.50'
L10	N31°12'25"E	183.79'
L11	S89°01'20"E	103.60'
L12	S62°35'40"E	100.03'
L13	S62°35'40"E	100.03'
L14	N69°40'49"W	100.48'
L15	N69°40'49"W	100.48'
L16	S25°56'37"W	66.02'
L17	S62°12'05"W	100.05'
L18	S69°26'39"W	100.45'

### BASIS OF BEARING

BASIS OF BEARING IS TIED SECTIONAL MONUMENTS, MONUMENTS FOUND FOR ADJACENT PROPERTIES AND DEED DESCRIPTIONS.

### 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. AN UNRECORDED PLAT OF HOMESTEAD ENTRY SURVEY #268 BY ELMER JOHNSON IN 1914.
2. AN UNRECORDED SURVEY BY PLS 1342 COMPLETED 01/02/1970
3. AN UNRECORDED PLAT OF "WARRENS BEACH LOTS"

### PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE CREATION OF 4 LOTS BY MINOR LAND DIVISION USING DEEDS, FOUND MONUMENTS AND AREA RECORDS OF SURVEY.

### LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879
- FOUND 5/8" IRON PIPE.
- FOUND 1" IRON PIPE.



SURVEYOR'S CERTIFICATE  
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

<b>WARREN SHORES</b>	DATE: 01-28-22
	SCALE: 1"=100'
	PROJ. NO.:
	1332B
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	SHT. 1 OF 2

# WARREN SHORES

A PORTION OF GOVERNMENT LOT 4, SECTION 9, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DANIEL ROBERT WARREN, SURVIVING PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCES ELAINE WARREN IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "WARREN SHORES", LOCATED IN A PORTION OF GOVERNMENT LOT 4, SECTION 9, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9 MARKED BY A 3-1/2 INCH DIAMETER ALUMINUM CAP; THENCE ALONG THE WEST LINE OF SAID SECTION 9 NORTH 01 DEGREES 20' 12" EAST, 905.22 FEET (N01°20'06"E 908.27' BY DEED INST. NO. 896277) TO THE SOUTHWEST CORNER OF TAX 27; THENCE NORTH 31 DEGREES 12' 25" EAST, 247.30 FEET (N31°19'36"E 243.68' BY DEED INST. NO. 896277) TO THE SOUTH BOUNDARY OF TAX 28; THENCE ALONG THE SOUTH BOUNDARIES OF TAX 28, 29, 30 AND 31, THE FOLLOWING 3 COURSES;

- 1) SOUTH 39 DEGREES 41' 25" 158.74 FEET (S39°10'24"E 159.12' BY DEED);
  - 2) SOUTH 76 DEGREES 27' 09" 100.80 FEET (S76°52'46"E 101.31' BY DEED);
  - 3) SOUTH 77 DEGREES 08' 58" 77.42 FEET (S76°53'09"E 76.97' BY DEED) TO THE INITIAL POINT;
- THENCE NORTH 25 DEGREES 56' 37" EAST, 297.09 FEET (N26°07'11"E BY DEED) TO A POINT ON THE APPROXIMATE ORIGINAL HIGH WATER LINE OF PRIEST LAKE; THENCE ALONG SAID ORIGINAL HIGH WATER LINE SOUTH 62 DEGREES 35' 40" EAST, 200.07 FEET (S62°19'44"E 200.07' BY DEED); THENCE LEAVING SAID HIGH WATER LINE SOUTH 25 DEGREES 56' 37" WEST, 272.29 FEET (S26°07'11"W BY DEED) TO AN INTERSECTION WITH THE NORTHERLY LINE OF A PRIVATE ROAD EASEMENT; THENCE ALONG SAID NORTHERLY LINE NORTH 69 DEGREES 40' 49" WEST, 200.97 FEET (N69°30'15"W 200.97' BY DEED) TO THE INITIAL POINT.

DANIEL ROBERT WARREN, SURVIVING PERSONAL REPRESENTATIVE OF THE FRANCES ELAIN WARREN ESTATE

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED DANIEL ROBERT WARREN, KNOWN OR IDENTIFIED TO ME TO BE THE SURVIVING PERSONAL REPRESENTATIVE OF THE FRANCES ELAINE WARREN ESTATE, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE FRANCES ELAINE WARREN ESTATE AND ACKNOWLEDGED TO ME THAT SUCH ESTATE 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. TERMS AND PROVISIONS CONTAINED IN DOCUMENT RECORDED JANUARY 25, 1917 AS INST. NO. 38171
2. RIGHT OF ACCESS EASEMENT GRANTED TO EDWARD G. BOND AND ELVENA BERNICE BOND RECORDED APRIL 28, 1968 AS INST. NO. 115706
3. AN EASEMENT FOR INGRESS & EGRESS GRANTED TO VINCENT J. & KAY M. NIEMEYER RECORDED APRIL 24 1985 AS INST. NO. 301820
4. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION RECORDED AUGUST 17, 1990 AS INST. NO. 379203
5. RIGHT OF ACCESS EASEMENT GRANTED TO GORDON M. & BEVERLY H. EHRMAN RECORDED MAY 1992 AS INST. NO. 405980
6. TERMS, CONDITIONS AND PROVISIONS OF THAT APPURTENANT ACCESS EASEMENT NO. 5532 GRANTED BY THE STATE OF IDAHO IN FAVOR OF BONNER COUNTY, RECORDED JANUARY 12, 1993 AS INST. NO. 418327 AND MAY 16, 1994 AS INST. NO. 445434
7. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED OCTOBER 15, 1997 AS INST. NO. 512357
8. AN EASEMENT GRANTED TO RONALD SANDSTROM AS SET FORTH IN WARRANTY DEED RECORDED JULY 9, 1999 AS INST. NO. 548199
9. ALL MATTERS TERNS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND RESERVATIONS, IF ANY, CONTAINED IN PERSONAL REPRESENTATIVE DEED RECORDED SEPTEMBER 6, 2016 AS INST. NO. 894582 AND AS AMENDED BY INST. NO. 901018
10. SUBJECT TO EASEMENTS DISCLOSED BY WARRANTY DEED, RECORDED OCTOBER 11, 2016 UNDER INST. NO. 896277, BY AND BETWEEN DANIEL ROBERT WARREN AND CHRISTOPHER GEORGE WARREN, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF FRANCES ELAINE WARREN, DECEASED AS GRANTOR AND DANIEL ROBERT WARREN AND CHRISTOPHER GEORGE WARREN, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF FRANCES ELAINE WARREN, DECEASED, AS GRANTEE.

## 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 9, TOWNSHIP 59 NORTH, RANGE 4 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 3<sup>rd</sup> DAY OF MAR, 20\_\_\_\_

DAN I. PROVOLT, PLS 7879



PRELIMINARY COPY

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WARREN SHORES" 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 \_\_\_\_\_

## PANHANDLE HEALTH DISTRICT 1

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 \_\_\_\_\_

## 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: \_\_\_\_\_

RECORDER'S CERTIFICATE

S.9, T.59N., R.4W., B.M.	SHEET TITLE:	DATE: 01-28-22
	<b>WARREN SHORES</b>	SCALE: NONE
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DRAWN: DP
		PROJ. NO.: 1332B
		SHT. 2 OF 2