



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # <i>MLD0056-22</i>	RECEIVED: <b>RECEIVED</b> MAY 25 2022 BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: WOLFERT BASIN

### APPLICANT INFORMATION:

Landowner's name: RASHELL LYNN WOLFERT		
Mailing address: 751 ROAD 32		
City: CLARK FORK	State: ID	Zip code: 83811
Telephone:	Fax:	
E-mail:		

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING, INC		
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:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 3	Township: 54N	Range: 3E	Parcel acreage: 20
Parcel # (s): RP54N03E032401A			
Legal description: SEE ATTACHED QCD			
Current zoning: R5	Current use: RESIDENTIAL		
What zoning districts border the project site?			

North:R10	East: R5
South: F40	West:R5
Comprehensive plan designation: RRES	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20 AC BARE AND RESIDENTIAL	
South: STATE LAND	
East: 15 AC RESIDENTIAL	
West: 5 AC RESIDENTIAL	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>CLARK FORK SOUTH ON REVER ROAD 8.2 MILES, TURN RIGHT ON ROAD 32, SOUTH 0.4 MI</u>	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b> THREE LOT MLD		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5	2:1
Lot #2	Proposed acreage: 5	2:1
Lot #3	Proposed acreage: 5	2:1
Lot #4	Proposed acreage: 5	2:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
STARTING WITH ONE 20 ACRE PARCEL ENDING WITH FOUR 5 ACRE LOTS		

**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:	
<u>MOSTLY FLAT WITH 1%-4% DOWN SLOPE NORTH AND EAST</u>	
Water courses (lakes, streams, rivers & other bodies of water): _____	
AREAS OF WETLANDS	
Springs & wells: _____	
WELL	

Existing structures (size & use): \_\_\_\_\_

1 HOUSE

Land cover (timber, pastures, etc): \_\_\_\_\_

50% TIMBER 50% MEADOW OR OPEN

Are wetlands present on site?  Yes  No Source of information: WETLANDS INV. MAP

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C1210E

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:  
EXISTING PRIVATE GRAVEL ROADS AS SHOWN ON THE APPLICATION MAP

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:

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

Yes  No

List existing access and utility easements on the subject property.

**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: PRIVATE PER PHHEALTH

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 PRIVATE WELLS

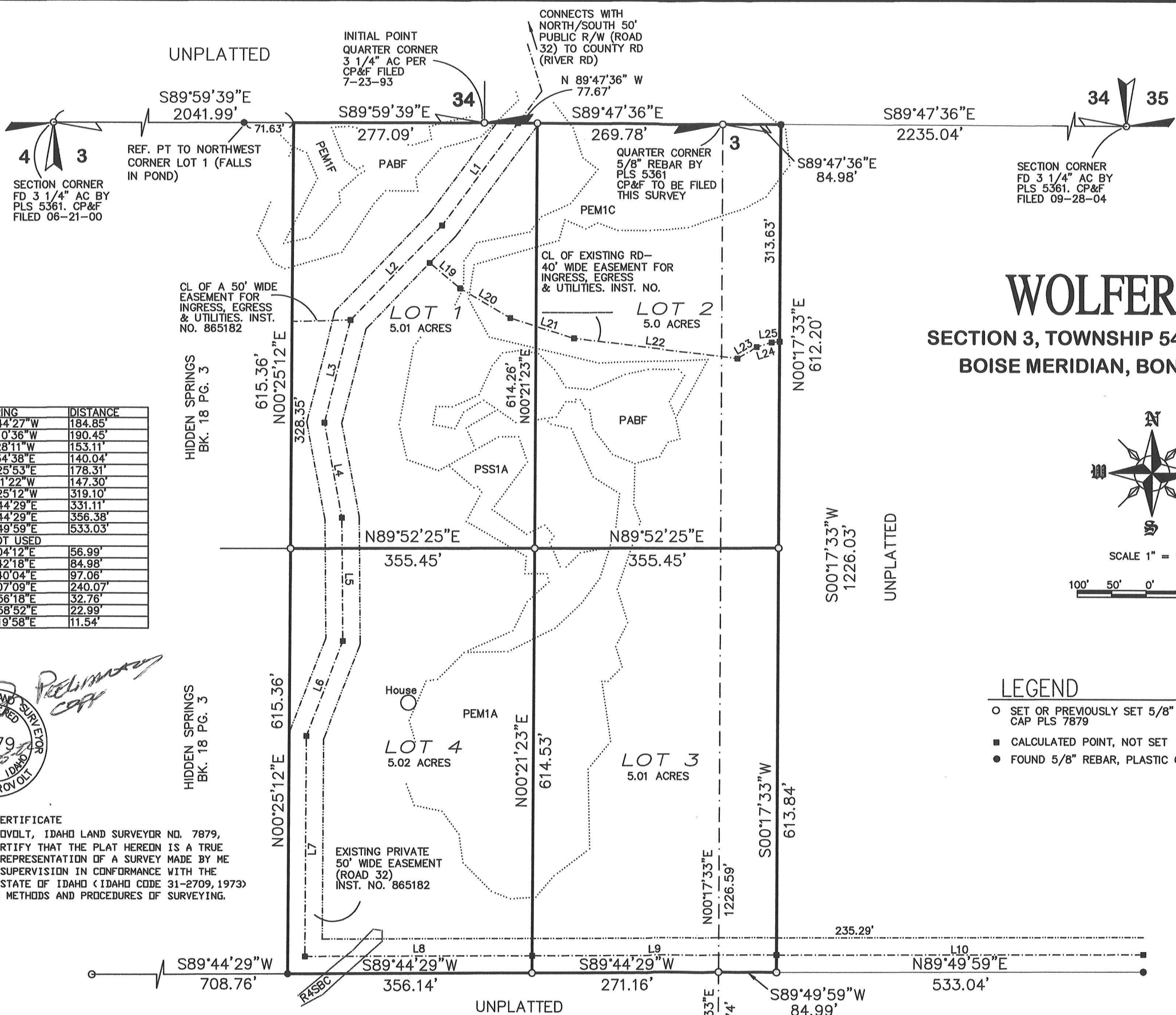
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site? AVISTA

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:  (Rep) Date: 5-25-22

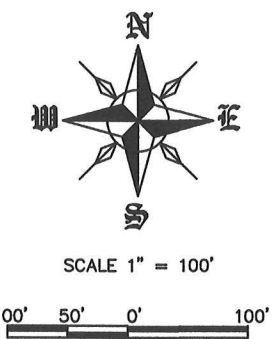
Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	S36°44'27"W	184.85'
L2	S44°10'36"W	190.45'
L3	S14°28'11"W	153.11'
L4	S10°34'38"E	140.04'
L5	S00°25'53"E	178.31'
L6	S21°11'22"W	147.30'
L7	S00°25'12"W	319.10'
L8	N89°44'29"E	331.11'
L9	N89°44'29"E	356.38'
L10	N89°49'59"E	533.03'
L11-L18	NOT USED	
L19	S50°04'12"E	56.99'
L20	S59°42'18"E	84.98'
L21	S72°40'04"E	97.06'
L22	S83°07'09"E	240.07'
L23	N59°56'18"E	32.76'
L24	N72°58'52"E	22.99'
L25	N84°19'58"E	11.54'

# WOLFERT BASIN

SECTION 3, TOWNSHIP 54 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SET OR PREVIOUSLY SET 5/8" X 24" REBAR, PLASTIC CAP PLS 7879
  - CALCULATED POINT, NOT SET
  - FOUND 5/8" REBAR, PLASTIC CAP PLS 5361



**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.

**BASIS OF BEARING**

BASIS OF BEARING IS THE RECORD OF SURVEY FOR TRUNNELL BY PLS 5361 INST. NO. 865182, RECORDS OF BONNER COUNTY, IDAHO.

**SURVEY REFERENCES**

1. RECORD OF SURVEY FOR TRUNNELL BY PLS 5361, INST. NO. 865182, RECORDS OF BONNER COUNTY, IDAHO.
2. PLAT OF HIDDEN SPRINGS, BOOK 18, PAGE 3, RECORDS OF BC, ID.

**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.

**PURPOSE OF SURVEY/NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE BY MINOR LAND DIVISION, THE PARCEL AS SHOWN HEREON. QCD 1005717 AND ADJOINING DEEDS AND FIELD LOCATED MONUMENTS WERE USED TO DETERMINE BOUNDARIES AND EASEMENTS.

<b>WOLFERT BASIN</b>	DATE: 05-23-22
	SCALE: 1"=100'
	PROJ. NO.:
	1255
	SHT. 1 OF 1
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	

# WOLFERT BASIN

SECTION 3, TOWNSHIP 54 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT RASHELL LYNN WOLFERT, A MARRIED WOMAN, 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 "WOLFERT BASIN" LOCATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 3, TOWNSHIP 54 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SECTION SOUTH 89 DEGREES 59' 39" EAST, 2319.08 FEET TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, SAID POINT BEING THE INITIAL POINT; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTH 89 DEGREES 47' 36" EAST, 347.45 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTH 89 DEGREES 47' 36" EAST, 84.98 FEET; THENCE SOUTH 00 DEGREES 17' 33" WEST, 1226.03 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF GOVERNMENT LOT 2; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 89 DEGREES 49' 59" WEST, 84.98 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 3; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 SOUTH 89 DEGREES 44' 29" WEST, 627.30 FEET; THENCE NORTH 00 DEGREES 25' 12" EAST, 1230.72 FEET; THENCE SOUTH 89 DEGREES 59' 39" EAST, 277.09 FEET TO THE TO THE INITIAL POINT.

RASHELL LYNN WOLFERT

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED RASHELL LYNN WOLFERT, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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:

- EASEMENT FOR A PIPELINE GRANTED IN DOCUMENT RECORDED MAY 5, 1933 IN BOOK 10 OF MISCELLANEOUS, PAGE 89.
- EASEMENT FOR PUBLIC HIGHWAY GRANTED IN DOCUMENT RECORDED JUNE 9, 1934 IN BOOK 54 OF DEEDS, PAGE 20.
- A MEMORANDUM OF AGREEMENT FOR THE MAINTENANCE OF WATER SUPPLY RECORDED JANUARY 16, 1991 AS INST. NO. 385466.
- EASEMENT FOR AN EXISTING WATER LINE DISCLOSED IN DOCUMENT RECORDED APRIL 26, 2005.
- RECORD OF SURVEY RECORDED DECEMBER 9, 2010 AS INST. NO. 802891
- A MEMORANDUM OF AGREEMENT FOR THE MAINTENANCE OF WATER SUPPLY RECORDED SEPTEMBER 27, 2011 AS INST. NO. 815805.
- RECORD OF SURVEY RECORDED OCTOBER 8, 2014 AS INST. NO. 865182.
- ACCESS AND UTILITY EASEMENT GRANTED IN A DOCUMENT RECORDED OCTOBER 9, 2014 AS INST. NO. 865255.
- RECORD OF SURVEY RECORDED NOVEMBER 10, 2014 AS INST. NO. 866679.
- A CERTIFICATE OF COMPLIANCE ISSUE BY THE BONNER COUNTY PLANNING DEPARTMENT- FILE CC257-14 RECORDED NOVEMBER 19, 2014 AS INST. NO. 867016.
- A SCENIC EASEMENT DISCLOSED IN A DOCUMENT RECORDED NOVEMBER 24, 2014 AS INST. NO. 867276.
- A ROAD MAINTENANCE AGREEMENT RECORDED FEBRUARY 6, 2016 AS INST. NO. 885207.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE AS GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED MAY 6, 2016, AS INST. NO. 888607.
- A SCENIC EASEMENT DISCLOSED IN A DOCUMENT RECORDED JUNE 21, 2017 AS INST. NOS. 907001, 907002 & 907003.
- A DRAINFIELD EASEMENT BY AND BETWEEN DPRKT ENTERPRISES INC. AND JEFF MCCLINTOCK, DATED OCTOBER 2, 2020, RECORDED OCTOBER 2, 2020 AS INST. NO. 966965.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED DECEMBER 16, 2020 AS INST. NO. 972392.
- AN EASEMENT FOR INGRESS, EGRESS & UTILITIES GRANTED IN A DOCUMENT RECORDED JANUARY 20, 2021 AS INST. NO. 974630.
- AN EASEMENT FOR INGRESS, EGRESS & UTILITIES GRANTED IN A DOCUMENT RECORDED DECEMBER 20, 2021 AS INST. NO. 997780.

## 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 3, TOWNSHIP 54 NORTH, RANGE 3 EAST, 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 25 DAY OF May, 2022

DAN I. PROVOLT, PLS 7879



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WOLFERT BASIN" 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.3, T.54N., R.3E., B.M.		

WOLFERT BASIN

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE: 05-23-22  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1255  
SHT. 2 OF 2