



# 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 #  MLD0069-22	RECEIVED:  <b>RECEIVED</b>  <b>JUN 30 2022</b>  BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: HOWARD RANCH
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### APPLICANT INFORMATION:

Landowner's name: GAYLE L. HOWARD AND ROBERT HOWARD		
Mailing address: 985 W. SHINGLE MILL RD		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone: 208-255-6901	Fax:	
E-mail: BOB@THEHOWARDRANCH.COM		

### 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:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 29	Township: 58N	Range: 1W	Parcel acreage: 20
Parcel # (s): RP58N01W297203A			
Legal description: 29-58N-1W N2NESE			
Current zoning: AF 10	Current use: RESIDENTIAL		
What zoning districts border the project site?			

North:AF20	East:AF10
South:AF20	West:AF20
Comprehensive plan designation:AF10-20	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:40AC RESIDENTIAL/FARM	
South:20AC RESIDENTIAL	
East:41.7AC RESIDENTIAL/FARM	
West:21.3AC RESIDENTIAL	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM SANDPOINT HEAD NORTH ON HWY 95 FOR 4.9 MILES, TURN RIGHT ON SELLE RD TRAVEL 2.7 MILES EAST, TURN RIGHT ON W. SHINGLE MILL RD AND TRAVEL 0.6 MILES TO PROPERTY.	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1      Proposed acreage: 10AC	1.2:1
Lot #2      Proposed acreage: 10AC	1.2:1
Lot #3      Proposed acreage:	
Lot #4      Proposed acreage:	
Remainder    Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: DIVIDE A 20AC PARCEL INTO TWO (2) 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:  
MOSLTY FLAT LAND WITH AVERAGE SLOPE OF <1%, MAX SLOPE OF 2%

Water courses (lakes, streams, rivers & other bodies of water):  
SEASONAL STREAMS SHOWN ON APPLICATION MAP AND DESCRIBED BY NWI AS RIVERINE (PEM1C, R3UBH & R4SBC)

Springs & wells: 1 WELL ON PROPERTY FOR RESIDENCE.



Existing structures (size & use): 1 BARN, 1 HOUSE, 1 SHOP

Land cover (timber, pastures, etc): WEST SIDE OF PROPERTY IS BARE, EAST SIDE IS TIMBER

Are wetlands present on site?  Yes  No Source of information: NWI

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C0730E

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: 50' WIDE PRESCRIPTIVE R/W (W. SHINGLE MILL RD.) GRAVEL SURFACE.

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.  
**SEE APPLICATION MAP**

**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: DRAIN FIELD

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 **TYPICAL 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? 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: 6-29-22

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

# BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY RECORDED AT INSTRUMENT NO. 914434, RECORDS OF BONNER COUNTY, IDAHO.

# 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. RECORD OF SURVEY BY PLS 6107 RECORDED AT INST. NO. 425862
2. RECORD OF SURVEY BY PLS 7879 RECORDED AT INST. NO. 914434

# PURPOSE OF SURVEY/NARRATIVE

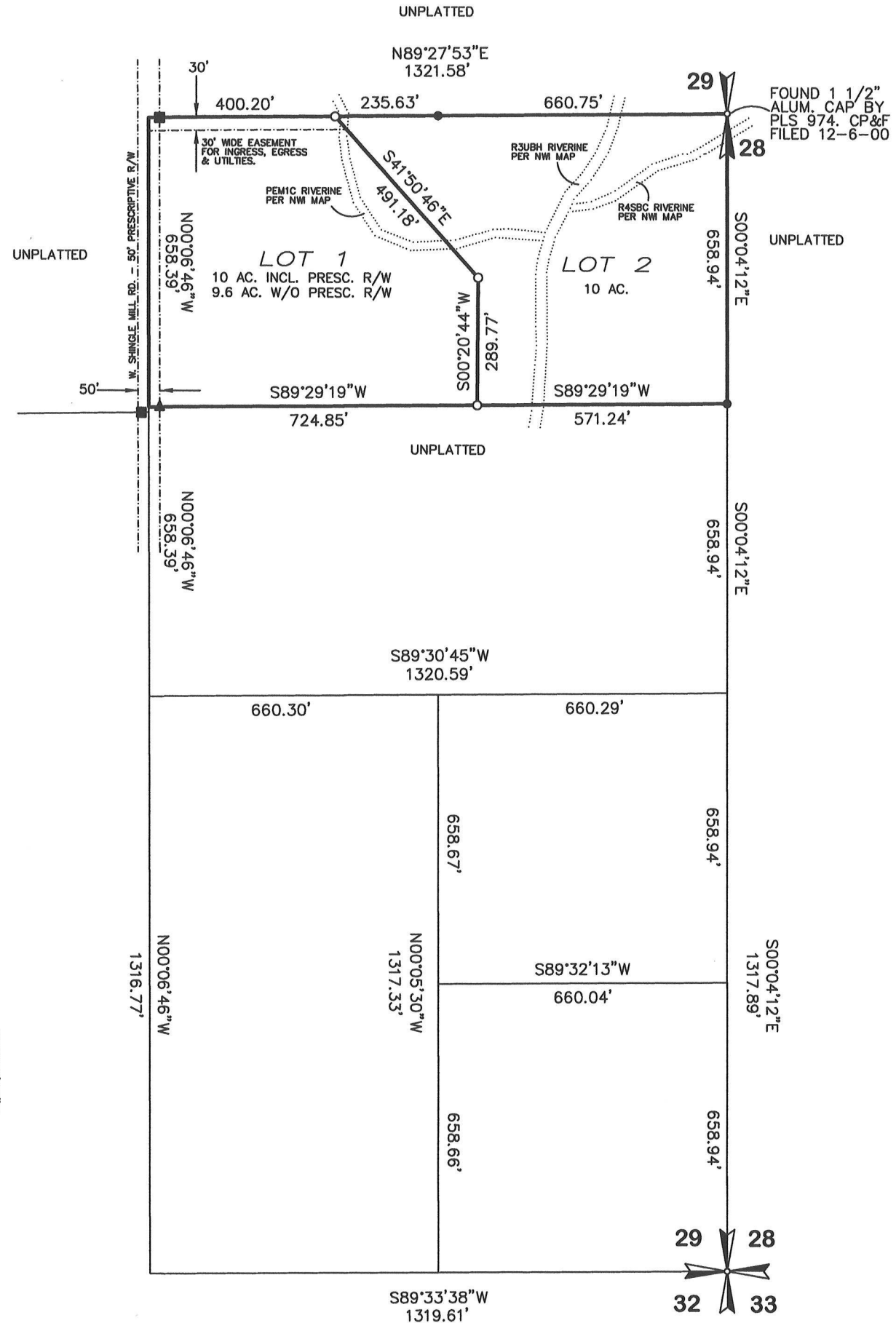
THE PURPOSE OF THIS SURVEY IS TO SHOW THE DIVISION OF A 20 ACRE PARCEL INTO TWO LOTS OF 10 ACRES EACH. THE RECORD OF SURVEY INST. NO. 914434 AND THE FOUND SECTION 29 MONUMENTS WERE USED TO CALCULATE THE PARCEL BOUNDARIES.

# LEGEND

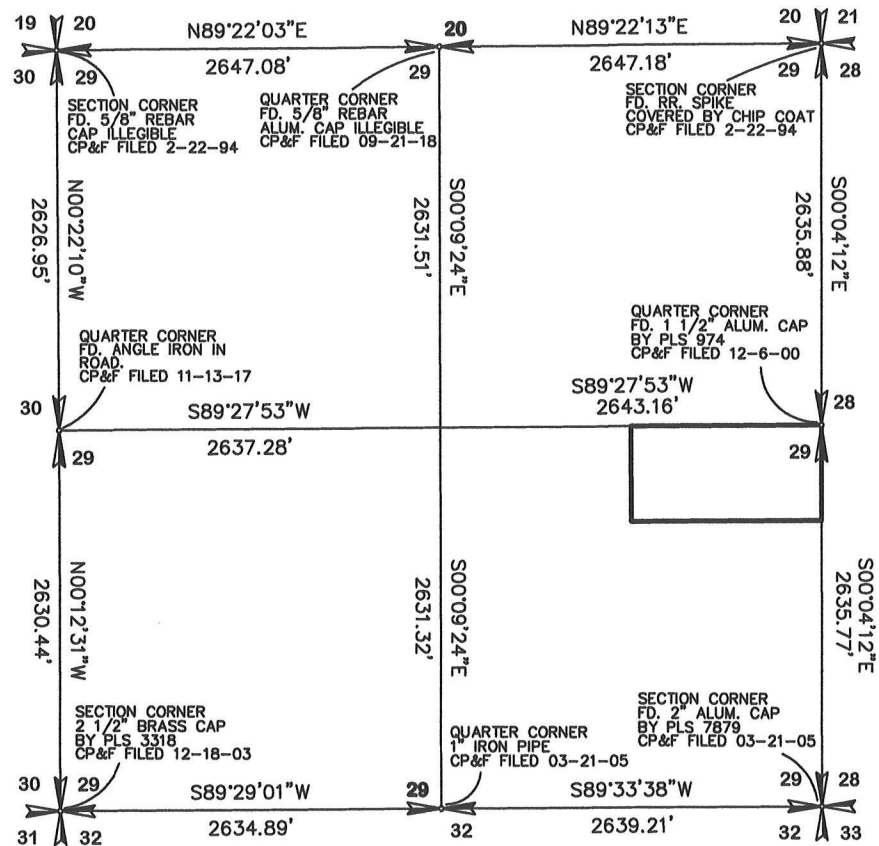
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- ▲ FOUND 5/8" REBAR, NO CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107

# HOWARD RANCH

SECTION 29, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



SECTION 29 BREAKDOWN - NOT TO SCALE



SCALE 1" = 200'

200' 100' 0' 200'



### 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.

DATE	08-29-22
SCALE	1"=200'
PROJ. NO.	1364
SHT. 1 OF 2	

HOWARD RANCH

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



# HOWARD RANCH

SECTION 29, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT GAYLE L. HOWARD AND ROBERT HOWARD, WIFE AND HUSBAND, AS JOINT TENANTS, WITH RIGHTS OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOWN AS "HOWARD RANCH" LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO AN EASEMENT 30' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES AS SHOWN HEREON.

\_\_\_\_\_  
GAYLE L. HOWARD

\_\_\_\_\_  
ROBERT HOWARD

## NOTES

SUBJECT TO THE FOLLOWING;

1. AN EASEMENT GRANTED TO ODEN WATER ASSOCIATION FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED ON JUNE 28, 1968 AT INST. NO. 116792.
2. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED ON MARCH 2, 1993 AT INST. NO. 420497.
3. RECORD OF SURVEY RECORDED JUNE 7, 1993 AT INST. NO. 425862.
4. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED ON MARCH 17, 2008 AT INST. NO. 747988.

## 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 29, TOWNSHIP 58 NORTH, RANGE 1 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DAN I. PROVOLT, PLS 7879



## 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

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME PERSONALLY APPEARED GAYLE L. HOWARD AND ROBERT HOWARD, 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 THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HOWARD RANCH" 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

S.29, T.58N., R.1W., B.M. 	<b>HOWARD RANCH</b>	DATE: 06-29-22 SCALE: NONE DRAWN: JP
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	PROJ. NO.: 1364 CAD FILE: S-MLD-HOWARD SHT. 2 OF 2