

# 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 #  MLD0105-22	RECEIVED:  <b>RECEIVED</b> NOV 2 2022 BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: DERR ISLAND DRAINFIELD
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### APPLICANT INFORMATION:

Landowner's name: US BANK, TRUSTEE OF THE JAMES E. WHITE TRUST ET AL		
Mailing address: PD-WA-T2TR 428 W RIVERSIDE AVE FLOOR 2		
City: SPOKANE	State: WA	Zip code: 99201
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:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 4	Township: 55N	Range: 2E	Parcel acreage: 2.7
Parcel # (s): PORTION OF RP55N02E043155A			
Legal description: 4-55N-2E GOV LOTS 4,5,6,8,9 & 10 SWNW LESS PLATS & TAX 4,5,6,7, 8,9,10			
Current zoning: R-5	Current use: BARE/DRAINFIELD		
What zoning districts border the project site?			

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:RR 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:BARE	
South:BARE	
East: 0.5 AC RESIDENTIAL LOTS-DELTA SHORES ESTATES	
West:BARE	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM CLARK FORK HEAD SOUTH ON RIVER RD FOR 0.6 MILES, TURN RIGHT ON RD 1080 AND TRAVEL 1.6 MILES, TURN RIGHT ON APPLE GROVE LN AND TRAVEL 0.2 MILES, CONTINUE ON DERR ISLAND RD AND TRAVEL 0.3 MILES TO APPROX LOCATION	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:2.7AC	1:1
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>1 LOT MLD OF 2.7 ACRES</u>		

**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: FLAT OPEN LAND- NO SLOPE	
Water courses (lakes, streams, rivers & other bodies of water): NONE	
Springs & wells: NONE	

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): OPEN PASTURE

Are wetlands present on site?  Yes  No

Source of information: NWI

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C1014E & 16017C1015E

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: DERR ISLAND ROAD, PRIVATE EASEMENT AND DRAINFIELD/EFFLUENT LINE EASEMENT PER THIS SURVEY

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.  
**SEE APPLICATION MAPS**

**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: \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: THIS LOT IS A SEWER DRAINFIELD LOT ONLY FOR THE USE OF DERRICKSON LANDOWNERS.

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 N/A -SEPTIC LOT ONLY

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: N/A

Which power company will serve the project site? N/A

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.

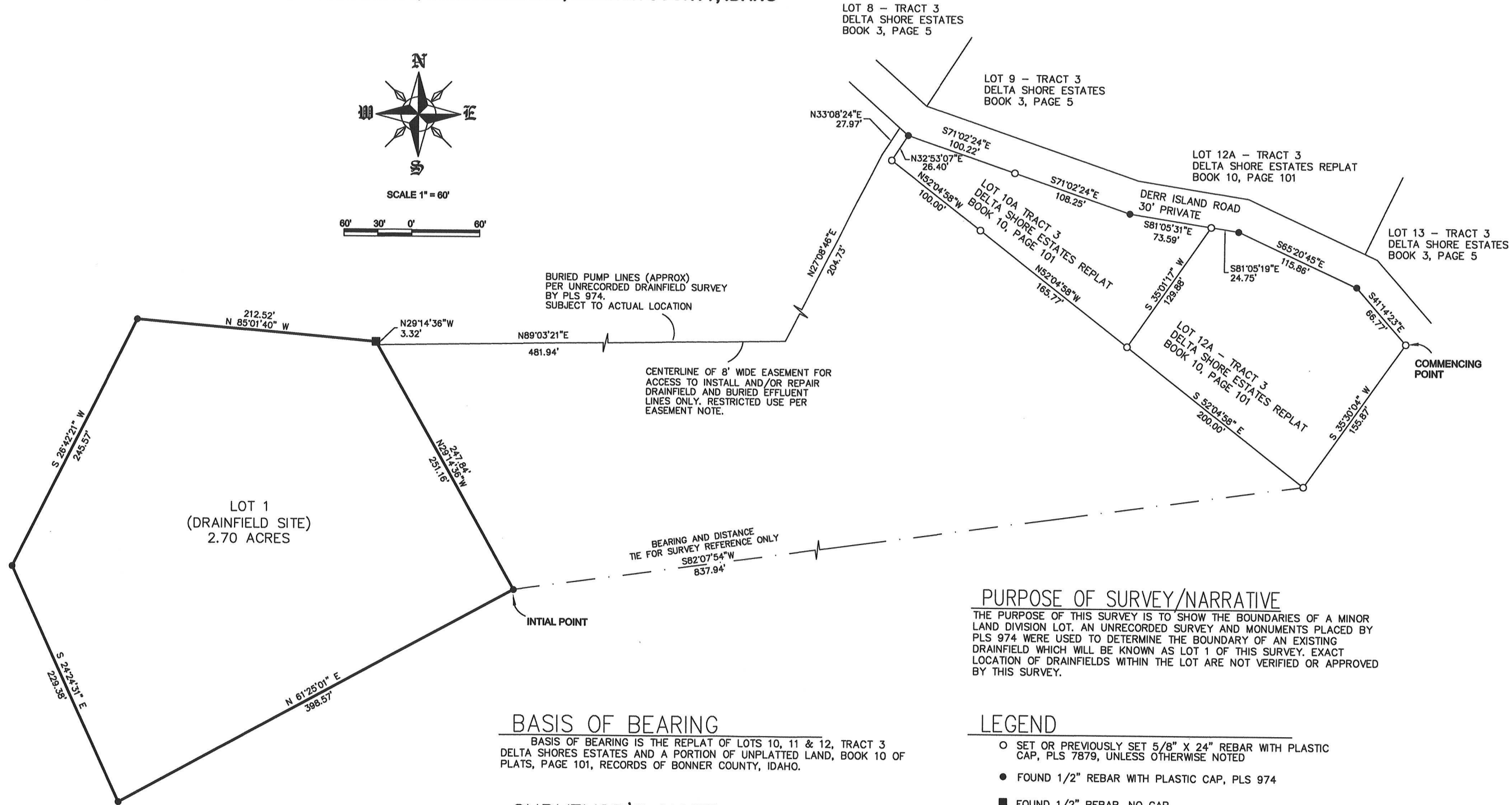
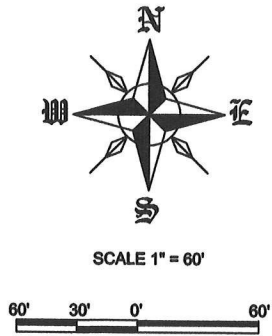
Landowner's signature:  (REP) Date: 10.10.22

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



# DERR ISLAND DRAINFIELD

SECTION 4, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LOT 1  
(DRAINFIELD SITE)  
2.70 ACRES

BURIED PUMP LINES (APPROX)  
PER UNRECORDED DRAINFIELD SURVEY  
BY PLS 974.  
SUBJECT TO ACTUAL LOCATION

CENTERLINE OF 8' WIDE EASEMENT FOR  
ACCESS TO INSTALL AND/OR REPAIR  
DRAINFIELD AND BURIED EFFLUENT  
LINES ONLY. RESTRICTED USE PER  
EASEMENT NOTE.

BEARING AND DISTANCE  
TIE FOR SURVEY REFERENCE ONLY  
S82°07'54"W  
837.94'

### PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION LOT. AN UNRECORDED SURVEY AND MONUMENTS PLACED BY PLS 974 WERE USED TO DETERMINE THE BOUNDARY OF AN EXISTING DRAINFIELD WHICH WILL BE KNOWN AS LOT 1 OF THIS SURVEY. EXACT LOCATION OF DRAINFIELDS WITHIN THE LOT ARE NOT VERIFIED OR APPROVED BY THIS SURVEY.

### LEGEND

- SET OR PREVIOUSLY SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- FOUND 1/2" REBAR, NO CAP

### BASIS OF BEARING

BASIS OF BEARING IS THE REPLAT OF LOTS 10, 11 & 12, TRACT 3 DELTA SHORES ESTATES AND A PORTION OF UNPLATTED LAND, BOOK 10 OF PLATS, PAGE 101, 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 INST. NO. 895281
2. RECORD OF SURVEY INST. NO. 895500
3. PLAT OF DELTA SHORES ESTATES, BOOK 3 OF PLATS, PAGE 35
4. REPLAT OF LOTS 10, 11 & 12, TRACT 3 DELTA SHORES ESTATES & A PORTION OF UNPLATTED LAND, BOOK 10 OF PLATS, PAGE 101

### EASEMENT NOTE

THE ACCESS EASEMENT AS SHOWN HEREON IS 8 FT. WIDE. THE LOCATION IS DETERMINED BY THE ACTUAL AND CURRENT PLACEMENT OF THE BURIED EFFLUENT LINES. USE OF SAID ACCESS IS RESTRICTED AND SHALL ONLY BE USED TO INSTALL, REPLACE OR REPAIR DRAINFIELDS WITHIN LOT 1 OR TO INSTALL, REPLACE OR REPAIR EFFLUENT LINES WITHIN SAID EASEMENT. SAID EASEMENT GROUND SURFACE SHALL REMAIN IN ITS CURRENT NATURAL CONDITION TO BE USED FOR FARMING. NO ROAD, PERMANENT DITCH, FENCE OR BARRIER OF ANY KIND SHALL BE CONSTRUCTED ALONG SAID EASEMENT.

**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>DERR ISLAND DRAINFIELD</b>	DATE: 10-31-22
	SCALE: 1"=60'
	PROJ. NO.: 1124B
	SHT. 1 OF 2
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	

# DERR ISLAND DRAINFIELD

SECTION 4, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT U.S. BANK, N.A., AS TRUSTEE OF THE JAMES E. WHITE, JR. CREDIT SHELTER TRUST, AS TO AN UNDIVIDED 6.5% INTEREST; U.S. BANK, N.A., AS TRUSTEE OF THE JAMES E. WHITE JR. EXEMPT MARITAL TRUST, AS TO AN UNDIVIDED 30.5% INTEREST; AND U.S. BANK, N.A., AS TRUSTEE OF THE JAMES E. WHITE, JR. NON-EXEMPT MARITAL TRUST, AS TO AN UNDIVIDED 63% INTEREST 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 DERR ISLAND DRAINFIELD, LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 12A, OF THE REPLAT OF LOTS 10, 11 & 12, TRACT 3, DELTA SHORE ESTATES, AS RECORDED IN BOOK 10 OF PLATS, PAGE 10; THENCE SOUTH 35 DEGREES 30' 04" WEST ALONG THE EASTERLY LINE OF SAID LOT 12A A DISTANCE OF 155.87 FEET TO THE SOUTHEAST CORNER OF LOT 12A; THENCE SOUTH 82 DEGREES 07' 54" WEST, 837.94 FEET TO A 1/2" DIAM. REBAR WITH A PLASTIC CAP MARKED RLS 974, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 29 DEGREES 14' 36" WEST, 251.16 FEET; THENCE NORTH 85 DEGREES 01' 40" WEST, 212.52 FEET; THENCE SOUTH 26 DEGREES 42' 21" WEST, 245.57 FEET; THENCE SOUTH 24 DEGREES 24' 31" EAST, 229.38 FEET; THENCE NORTH 61 DEGREES 25' 01" EAST, 398.57 FEET TO THE INITIAL POINT.

NAME - TRUST OFFICER \_\_\_\_\_

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED [INSERT TRUSTEE'S NAME], KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF [INSERT NAME OF TRUST], WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST 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 "DERR ISLAND DRAINFIELD" 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 \_\_\_\_\_

## NOTES

SUBJECT TO THE FOLLOWING;

1. DEED INST. NO. 12219
2. DEED INST. NO. 19088
3. PUBLIC ROAD EASEMENT INST. NO. 20461
4. VACATED ROAD EASEMENT INST. NO. 346433
5. RIGHT OF WAY EASEMENT INST. NO. 43803
6. DEED INST. NO. 1811
7. EASEMENT FOR FLOOD WATERS INST. NO. 46120
8. ORDER OF CONDEMNATION INST. NO. 53102
9. JUDGEMENT INST. NO. 59111
10. ALL ROAD EASEMENTS HAVE BEEN VACATED EXCEPT THE ROAD GOING ACROSS THE EXISTING BRIDGE AND BEING AN ACCESS FOR THE OWNERS OF LOTS IN DELTA SHORE ESTATES IS NOT VACATED
11. AIRSTRIP LEASE AGREEMENT INST. NO. 402095
12. EASEMENT TO DELTA SHORE PROPERTY OWNERS AT INST. NO. 402096
13. EASEMENT FOR RECREATIONAL USES INST. NO. 402097
14. SETTLEMENT AGREEMENT INST. NO. 402196
15. DRAINFIELD EASEMENT INST. NO. 476588
16. UTILITY EASEMENT AGREEMENT INST. NO. 512685
17. INGRESS & EGRESS EASEMENT INST. NO. 512686
18. INGRESS & EGRESS EASEMENT INST. NO. 512687
19. INGRESS & EGRESS EASEMENT INST. NO. 512688
20. INGRESS & EGRESS EASEMENT INST. NO. 512689
21. INGRESS & EGRESS EASEMENT INST. NO. 514055
22. INGRESS & EGRESS EASEMENT INST. NO. 529254
23. INGRESS & EGRESS EASEMENT INST. NO. 529255
24. INGRESS & EGRESS EASEMENT INST. NO. 529256
25. INGRESS & EGRESS EASEMENT INST. NO. 529257
26. INGRESS & EGRESS EASEMENT INST. NO. 529258
27. INGRESS & EGRESS EASEMENT INST. NO. 530395
28. INGRESS & EGRESS EASEMENT INST. NO. 530396
29. RECORD OF SURVEY INST. NO. 580950
30. AVIATION USE OF MAIN STRIP AND TAXI STRIP INST. NO. 629478
31. AVIATION ACCESS TO AIR STRIP, OVER AND ACROSS THE REAL PROPERTY INST. NO. 635464
32. ELECTRICAL DISTRIBUTION LINE EASEMENT INST. NO. 761683
33. RECORD OF SURVEY INST. NO. 895281
34. RECORD OF SURVEY INST. NO. 895500
35. DRAINFIELD, RESERVE AREA & EFFLUENT LINE EASEMENT INST. NO. 950726
36. DRAINFIELD, RESERVE AREA & EFFLUENT LINE EASEMENT INST. NO. 990915
37. BONNER COUNTY PLANNING DEPARTMENT VARIANCE FILE V0013-21 RECORDED AT INST. NO. 995821
38. DRAINFIELD, RESERVE AREA & EFFLUENT LINE EASEMENT INST. NO. 1006792

## 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 4, TOWNSHIP 55 NORTH, RANGE 2 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 \_\_\_\_ 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: \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_

BY DEPUTY \_\_\_\_\_

RECORDER'S  
CERTIFICATE

S.4, T.55N., R.2E., B.M.


**DERR ISLAND DRAINFIELD**

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

DATE: 10-31-22  
SCALE: NONE  
DRAWN: DP  
PROJ. NO.: 1124B  
CAD FILE: S-MID-DERR ISLAND  
SHT 2 OF 2