

# 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 #  MLD0041-23	RECEIVED:  <b>RECEIVED</b>  AUG 21 2023  Bonner County Planning Department
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: M & M ACRES
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### APPLICANT INFORMATION:

Landowner's name: MARVIN AND MARY MILLER		
Mailing address: [REDACTED]		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### 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: JPROVOLTPLS@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 #: 16	Township: 58N	Range: 1W	Parcel acreage: 38.2
Parcel # (s): RP58N01W167652A			
Legal description: 16-58M-1W E 2/3 SESE, E 2/3 S2NESE LESS PT TAX 39			
Current zoning: AF10 AND AF20		Current use: AF 10-20	
What zoning districts border the project site?			

North:AF20	East:AF10 AND AF20
South:AF10	West:AF10 AND AF20
Comprehensive plan designation:AF	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:50 AC BARE	
South:9.7 AC RESIDENTIAL	
East:14 AC RESIDENTIAL AND 45 AC BARE	
West:19.8 AC BARE	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:FROM SANDPOINT TRAVEL EAST ON HWY 200 FOR 6.1 MILES, TURN LEFT ON COLBURN CULVER ROAD, TRAVEL 3.1 MILES, TURN LEFT ON SELLE ROAD, TRAVEL 0.8 TURN RIGHT ON SELKIRD ROAD, TRAVEL 0.5 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: 9.11 AC	2:1
Lot #2	Proposed acreage: 9.10 AC	2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage: 20 AC	N/A
Describe the land division proposal and resulting acreage: 2 lot split with a 20 AC remainder		

**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 0-2&% SLOPE, NO OUTCROPPINGS OR BENCHES

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Water courses (lakes, streams, rivers & other bodies of water):  
 NONE

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Springs & wells: ONE WELL FOR RESIDENCE

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Existing structures (size & use): ONE HOUSE, ONE GARAGE AND 2 BARN

Land cover (timber, pastures, etc): MOSTLY BARE FARM LAND WITH A SMALL ROW OF TREES ALONG NW LINE

Are wetlands present on site?  Yes  No

Source of information: NWI

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0515E & 160170730E

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: 60' WIDE COUNTY R/W, GRAVEL SURFACE - SELKIRK ROAD

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: TYPICAL 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: 8-21-23

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

**BASIS OF BEARING**

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 6107, RECORDED AT INST. NO. 905725, 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, INST. NO. 905725
2. RECORD OF SURVEY BY PLS 1947, INST. NO. 590193

**PURPOSE OF SURVEY/NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. THE NEW BOUNDARY FOLLOWS AN EXISTING ZONE SPLIT FROM A/F-20 TO A/F-10 THAT FOLLOWS A SECTION 1/16TH LINE.

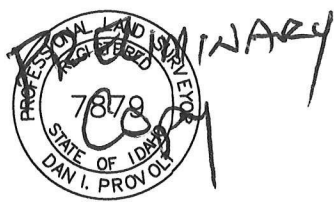
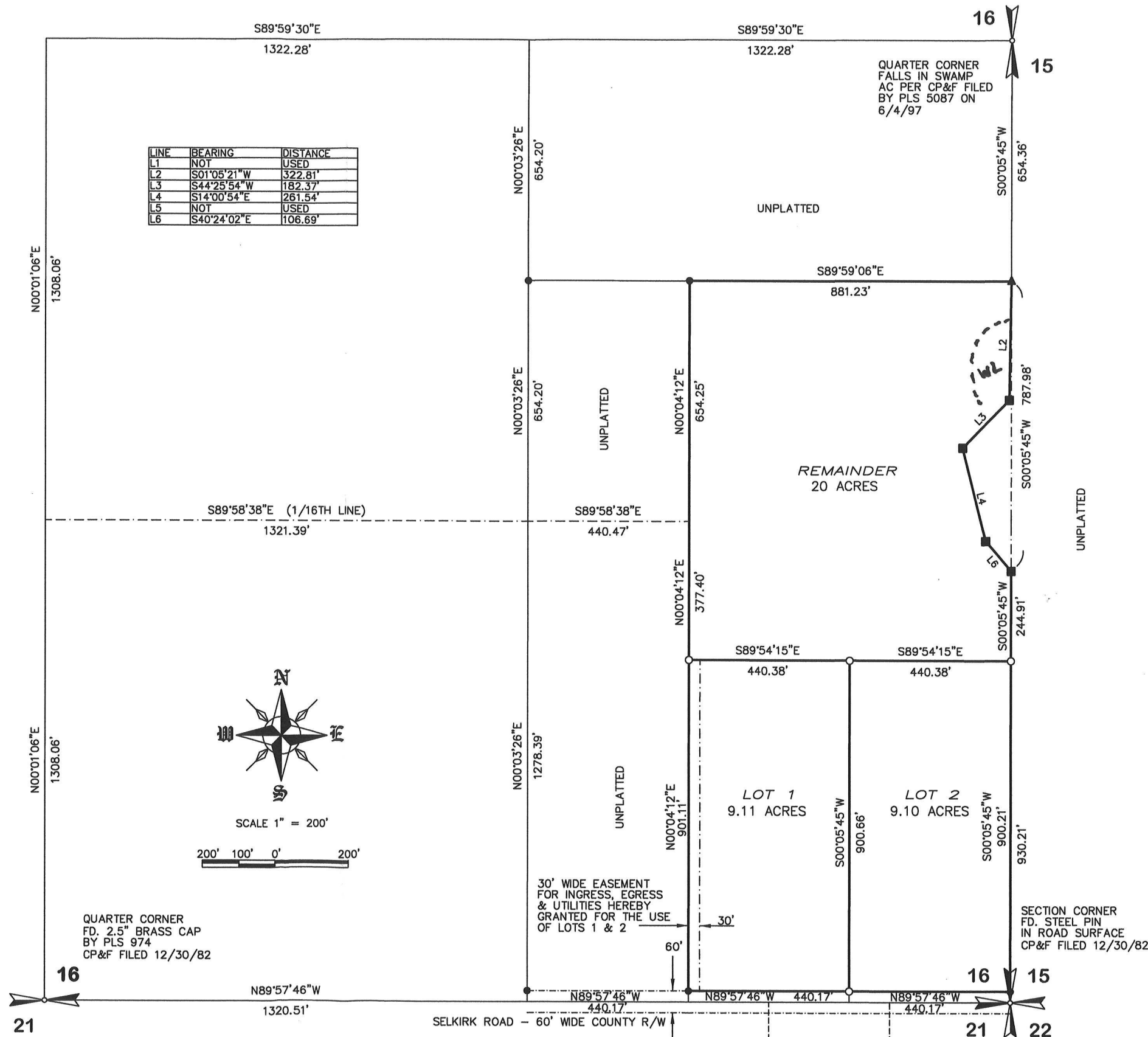
**LEGEND**

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- ▲ FOUND 1/2" IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107

**M & M ACRES**

SECTION 16, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LINE	BEARING	DISTANCE
L1	NOT USED	
L2	S01°05'21"W	322.81'
L3	S44°25'54"W	182.37'
L4	S14°00'54"E	261.54'
L5	NOT USED	
L6	S40°24'02"E	106.69'



<b>M &amp; M ACRES</b>	DATE: 08-21-23
	SCALE: 1"=200'
	PROJ. NO.: 1464
	SHT. 1 OF 2
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	

# M & M ACRES

SECTION 16, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT MARVIN STANLEY MILLER AND MARY MILLER, HUSBAND AND WIFE, AS COMMON PROPERTY WITH RIGHT 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 "M & M ACRES", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 2/3 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16

AND

THE EAST 2/3 OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16

LESS

THAT PARCEL EXCEPTED IN WARRANTY DEED INSTRUMENT NO. 849274 AND AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 590193, RECORDS OF BONNER COUNTY, IDAHO.

MARVIN STANLEY MILLER

MARY MILLER

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED MARVIN STANLEY MILLER AND MARY MILLER, 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

## NOTES

SUBJECT TO THE FOLLOWING:

1. DEED FROM THE STATE OF IDAHO, RECORDED ON MARCH 18, 1952 AS INST. NO. 41417, RECORDS OF BONNER COUNTY, IDAHO.
2. AN EASEMENT FOR ELECTRIC DISTRIBUTION GRANTED TO NORTHERN LIGHTS INC. IN DEED RECORDED MARCH 28, 1972 AS INST. NO. 139442
3. AN EASEMENT FOR ELECTRIC DISTRIBUTION GRANTED TO NORTHERN LIGHTS INC. IN DEED RECORDED OCTOBER 23, 1975 AS INST. NO. 170042
4. RECORD OF SURVEY RECORDED OCTOBER 23, 2001 AS INST. NO. 590193
5. AN EASEMENT FOR ELECTRIC DISTRIBUTION GRANTED TO NORTHERN LIGHTS INC. IN DEED RECORDED JANUARY 11, 2002 AS INST. NO. 594603
6. RECORD OF SURVEY RECORDED MAY 25, 2017 AS INST. NO. 905725
7. RIGHTS OF THE PUBLIC AS TO THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE SELKIRK ROAD RIGHT OF WAY ALONG THE SOUTH LINE THEREOF.

## 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 16, 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



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "M & M ACRES" 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

BY: \_\_\_\_\_

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

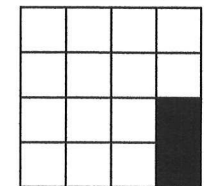
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.16, T.58N., R.1W., B.M.



M & M ACRES

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

DATE: 08-21-23  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1464  
CAD FILE: S-MLD-MILLER  
SHT 2 OF 2