



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # **MLD0049-24**

RECEIVED:

RECEIVED

SEP 10 2024

**Bonner County
Planning Department**

PROJECT DESCRIPTION:

Name of Minor Land Division plat: MUSTANG RANCH

APPLICANT INFORMATION:

Landowner's name: DAVID AND ANNE WATKINS

Mailing address

City: SANDPOINT

State: ID

Zip code: 83864

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: 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 #: 28/29

Township: 59N

Range: 1W

Parcel acreage: 20.59

Parcel # (s): RP59N01W299100A

Current zoning: AF10

Current use: RES

Comprehensive plan designation: AF10-20

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 10.04	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10.55	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0515E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>SAMUELS ROAD- 50' WIDE PUBLIC R/W PAVED SURFACE</u> _____ _____ _____	
List existing access and utility easements on the subject property. <u>SEE ATTACHED SURVEY MAP</u> _____ _____ _____	

SERVICES:

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? NORTHSIDE

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: INDIVIDUAL SEPTIC

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

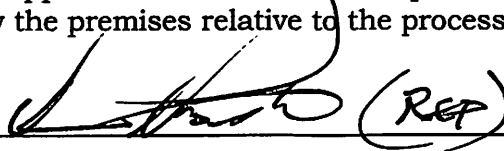
☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: PRIVATE WELL FOR EACH LOT

Note: Please attach the necessary proof of urban services if required.

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: _____

9-5-21

Landowner's signature: _____

Date: _____

MUSTANG RANCH

SECTIONS 28 & 29, TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 7879,
RECORDED AT INSTRUMENT NO. 860850.

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 7879, INST. NO. 860850

PURPOSE OF SURVEY/NARRATIVE

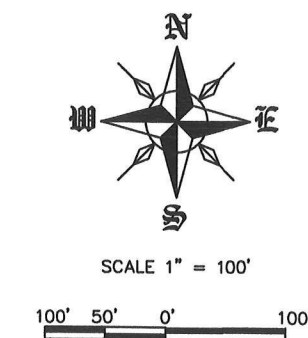
THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARIES OF A 2 LOT
MINOR LAND DIVISION. THE REFERENCED SURVEY, FIELD TIES AND DEED INST.
NO. 952013 WERE USED TO DETERMINE THE PARCEL BOUNDARIES.

LEGEND

- FOUND OR SET 5/8" X 24" REBAR WITH PLASTIC CAP,
PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- FOUND 5/8" REBAR, NO CAP

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER



UNPLATTED

N00°06'31"E
2637.30'

S89°59'31"E
385.26'

S89°59'31"E
200.76'

S89°59'31"E
222.51'

UNPLATTED

S51°22'06"E
386.96'

N05°50'43"E
1250.00'

LOT 1, OZBUN MEADOWS
BK. 11, PG. 70

UNPLATTED

LOT 1
10.0 AC

LOT 2
10.55 AC

UNPLATTED

QUARTER CORNER
FD. 1.5" AC BY
PLS 9905 CP&F
INST. NO. 720889

FD. 2" BC STAMPED
"POT PROPERTY CORNER"
BEARS S56°58'30"W 3.55'
FROM CALC'D POSITION

S89°49'42"W
559.21'

S89°43'35"W
2654.20'
BASIS OF BEARING

UNPLATTED

SAMUELS ROAD
50' WIDE PUBLIC R/W
INST. NO. 703570, 466347
& 228168

INITIAL POINT

S00°06'31"W
37.79'

S89°56'27"W
431.40'

N89°56'27"E
69.07'

SECTION CORNER
FD. 2.5" AC BY
PLS 9905 CP&F
INST. NO. 834708

UNPLATTED

MUSTANG RANCH

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

DATE:
09-09-24
SCALE:
1"=100'
PROJ. NO.:
1532
SHT. 1 OF 2



MUSTANG RANCH

SECTIONS 28 & 29, TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DAVID A. WATKINS AND ANNE MARIE WATKINS, HUSBAND AND WIFE, 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 "MUSTANG RANCH " LOCATED IN A PORTION OF SECTIONS 28 & 29, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 06' 31" EAST, 37.79 FEET TO A 5/8" REBAR AND THE NORTHERLY RIGHT-OF-WAY OF SAMUELS ROAD, SAID POINT BEING THE INITIAL POINT;
THENCE ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 49' 42" WEST, 977.87 FEET; THENCE NORTH 14 DEGREES 26' 26" EAST, 317.21 FEET;
THENCE NORTH 27 DEGREES 27' 31" EAST, 475.85 FEET; THENCE SOUTH 89 DEGREES 59' 31" EAST, 808.53 FEET; THENCE SOUTH 51 DEGREES 22' 06" EAST, 386.96 FEET; THENCE SOUTH 00 DEGREES 00' 29" WEST, 484.35 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY; THENCE ALONG THE RIGHT-OF-WAY SOUTH 89 DEGREES 56' 27" WEST, 431.40 FEET TO THE INITIAL POINT.

DAVID A. WATKINS

ANNE MARIE WATKINS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DAVID A. WATKINS & ANNE MARIE WATKINS 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. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES, RECORDED SEPTEMBER 9, 1980 AT INST. NO. 232556
2. RECORD OF SURVEY RECORDED JUNE 23, 2014 AT INST. NO. 860850
3. RECORD OF SURVEY RECORDED AUGUST 13, 2021 AT INST. NO. 989470
4. RECORD OF SURVEY RECORDED SEPTEMBER 5, 2023 AT INST. NO. 1024878
- 5.

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 SECTIONS 28 & 29, TOWNSHIP 59 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 "MUSTANG 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

SANITARY RESTRICTIONS

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: _____

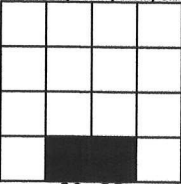
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.28 & 29, T.59N., R.1W., B.M.



MUSTANG RANCH

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

DATE: 09-09-24
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1532
CAD FILE: S-MLD-WATKINS
SHT 2 OF 2