

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: David Watkins

From: Alex Feyen, Planner

Date: October 17, 2024

Subject: Blue-line review for MLD0049-24 Mustang Ranch

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Dan Provolt**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

| | | |
|-------------------------------------|--|-------------------------------|
| Plat Name: Mustang Ranch | | File No: MLD0049-24 |
| Received by: Alex Feyen, Planner | Received from: Provolt Land Surveying | Date Received: 9/18/2024 |

Blueline Review

| Completed | Date | Initial | Department/ Office |
|-----------|------------|---------|--|
| X | 10/17/2024 | AF | Bonner County Planning Department |
| X | 9/19/2024 | AB | Assessor's Office |
| X | 9-18-24 | MM | Bonner County Road & Bridge Department |
| Comment | 9/23/2024 | MC | GIS Department |
| X | 10/16/24 | KR | County Surveyor |



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0049-24**

DATE OF REPORT: 10/17/2024

APPLICANT: David Watkins

PARCEL #: RP59N01W299100A

SUBDIVISION NAME/LOTS: Mustang Ranch

SUMMARY OF PROPOSAL:

Divide one (1) 20.59-acre parcel into one (1) 10.04-acre lot and one (1) 10.55-acre lot.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. All notes on the preliminary plat shall be addressed.
4. Show all easements of record on the face of the plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **10-acres** **Agricultural/Forestry 10 (A/F-10)**
12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District In an area of City impact: **No**
lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of intersection: **Yes**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Agricultural/Forestry 10.
3. The proposed lots will be served by individual wells and individual septic systems.
4. The proposed lots will be served by North Side Fire and Avista Utilities.
5. The proposed lots are accessed by Samuels Road, a Bonner County owned and maintained public right-of-way.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,



Planning Department

Bonner County Planning Department

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Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

October 17, 2024

Dan Provolt
PO Box 580
Ponderay, ID 83852

SUBJECT: MLD0049-24 Mustang Ranch

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - JRJ, 9.26.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0515E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Feyen".

Alex Feyen
Planner



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Monday, September 23, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – MUSTANG RANCH (MLD0049-24)
SECTIONS 28 & 29, TOWNSHIP 59N, RANGE 1W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

September 19, 2024

Bonner County Planning Dept
MUSTANG RANCH
MLD0049-24
SECTION 28/29, TOWNSHIP 59 NORTH, RANGE 1 WEST
RP59N01W299100A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov

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

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

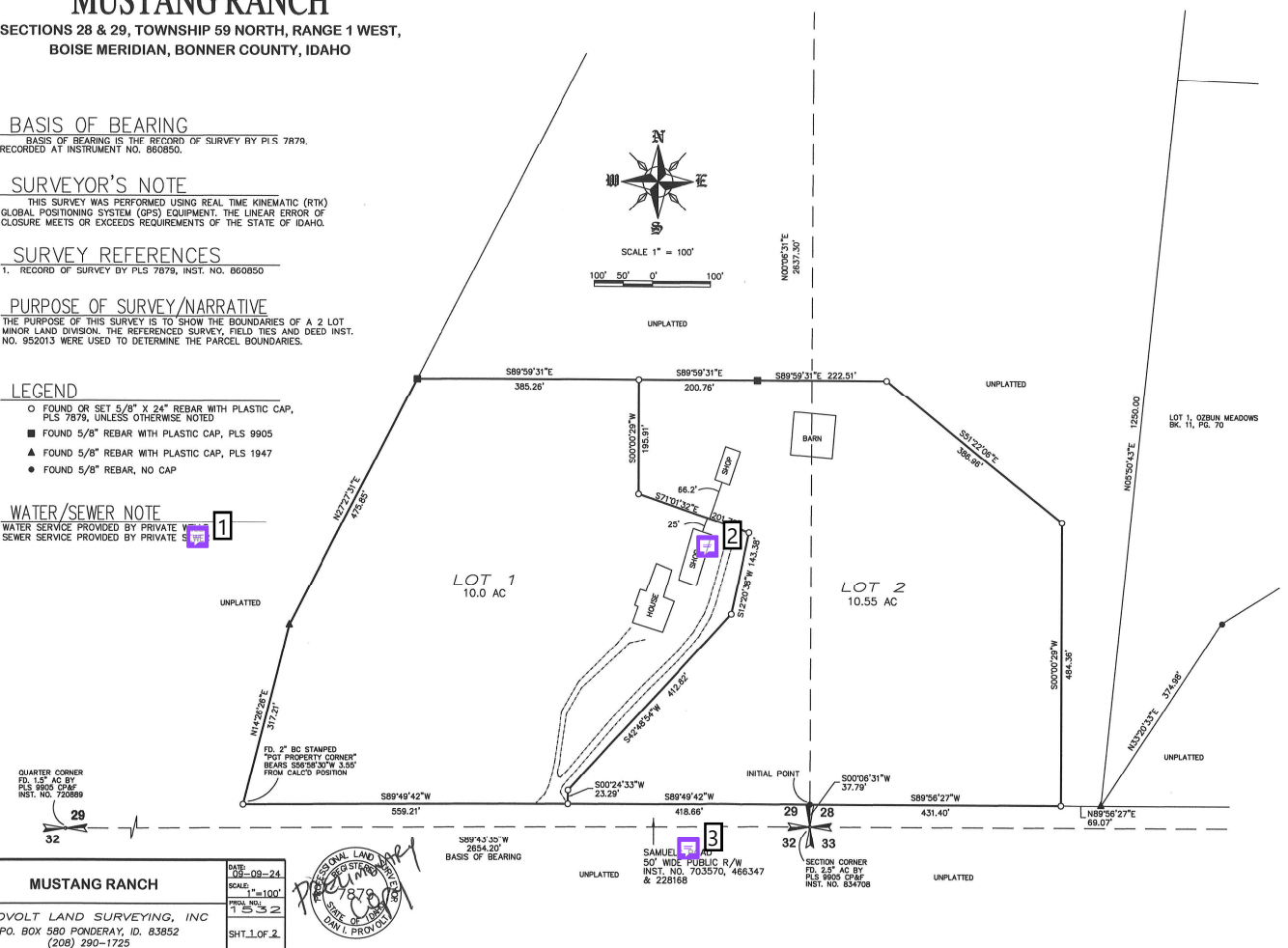
THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

1. RECORD OF SURVEY BY PLS 7879, INST. NO. 860850

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.




- 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 SERVICE PROVIDED BY PRIVATE
SEWER SERVICE PROVIDED BY PRIVATE



Summary of Comments on MLD0049-24 Blueline Plat.pdf

Page: 1

| | | | | |
|--|---|-------------------------|----------------------|-----------------------------|
|  | Number: 1 | Author: alexander.feyen | Subject: Sticky Note | Date: 10/17/2024 7:08:04 AM |
| | Clarify septic system or sewer system. | | | |
|  | Number: 2 | Author: alexander.feyen | Subject: Sticky Note | Date: 10/17/2024 7:05:49 AM |
| | Buildings are not required on the final plat. | | | |
|  | Number: 3 | Author: alexander.feyen | Subject: Sticky Note | Date: 10/17/2024 7:06:14 AM |
| | Bold Samuels Road | | | |

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, 808.63 FEET; THENCE SOUTH 51 DEGREES 22' 00" 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. 378



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.

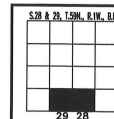
INSTRUMENT No. _____ FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER

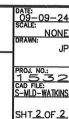
BY DEPUTY



RECORDER'S
CERTIFICATE



MUSTANG RANCH

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



| | | | | |
|--|----------------------------------|-------------------------|----------------------|-----------------------------|
|  | Number: 1 Missing note? | Author: alexander.feyen | Subject: Sticky Note | Date: 10/17/2024 7:06:29 AM |
|  | Number: 2 Chair or Chairwoman | Author: alexander.feyen | Subject: Sticky Note | Date: 10/17/2024 7:06:45 AM |



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

October 16, 2024

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0049-24 – Mustang Ranch

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Check distances along north line of Lots 1 & 2.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

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)
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SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 7879, INST. NO. 860850

PURPOSE OF SURVEY/NARRATIVE

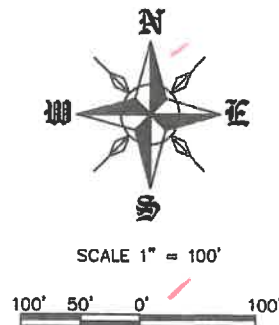
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MINOR LAND DIVISION. THE REFERENCED SURVEY, FIELD TIES AND DEED INST.
NO. 952013 WERE USED TO DETERMINE THE PARCEL BOUNDARIES.

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'

UNPLATTED

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

UNPLATTED

INITIAL POINT

32 33

SECTION CORNER
FD. 2.8 AC BY
PLS 9905 CP&F
INST. NO. 834708

UNPLATTED

S89°43'35"W
2654.20'
BASIS OF BEARING

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

UNPLATTED

LOT 1
10.0 AC

LOT 2
10.55 AC

N14°26'26"E
317.21'
FD. 2" BC STAMPED
"POT PROPERTY CORNER"
BEARS S56°58'30"W 3.55'
FROM CALC'D POSITION

S89°49'42"W
559.21'

S00°00'29"W
195.91'

66.2'

S71°01'32"E

201.79'

25'

S12°20'38"W 143.38'

S42°48'54"W 412.82'

S00°24'33"W
23.29'

S89°49'42"W
418.66'

S00°06'31"W
37.79'

S89°56'27"W
431.40'

N89°56'27"E
69.07'

S51°22'06"E
366.96'

N05°50'43"E 1250.00'

S00°00'29"W
484.36'

N33°20'33"E 374.98'

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

29

32

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

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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

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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: _____

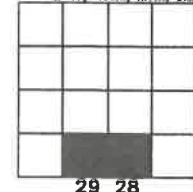
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

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



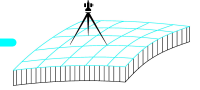
MUSTANG RANCH

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-MID-WATKINS
SHT. 2 OF 2

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15053

Date

10/16/2024

Bill To:

Provolt

Project / Job #

24-001DR Review MLD0049-24 - Mustang Ranc

Please submit payment by: 10/31/2024

INVOICE

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
| | | | | |

| Description | Amount |
|----------------------------|--------|
| County Surveyor Review | 265.00 |
| Copies & Recording Fees | 43.14 |
| MLD0049-24 - Mustang Ranch | |

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

| PntNo | Bearing | Distance | Northing | Easting | Description |
|----------------------------------|---------------|----------|----------|---------|-------------|
| PP | | | 5935.55 | 5262.30 | |
| | S 89°59'31" E | 381.26 | | | |
| PP | | | 5935.49 | 5643.56 | |
| | S 00°00'29" W | 195.91 | | | |
| PP | | | 5739.58 | 5643.53 | |
| | S 71°01'32" E | 201.79 | | | |
| PP | | | 5673.97 | 5834.36 | |
| | S 12°20'38" W | 143.38 | | | |
| 703 | | | 5533.90 | 5803.71 | |
| | S 42°48'54" W | 412.82 | | | |
| 704 | | | 5231.08 | 5523.14 | |
| | S 00°24'33" W | 23.29 | | | |
| 705 | | | 5207.79 | 5522.98 | |
| | S 89°49'42" W | 559.21 | | | |
| PP | | | 5206.12 | 4963.77 | |
| | N 14°26'26" E | 317.21 | | | |
| PP | | | 5513.30 | 5042.88 | |
| | N 27°27'31" E | 475.85 | | | |
| PP | | | 5935.55 | 5262.30 | |
| Closure Error Distance> 0.0000 | | | | | |
| Total Distance Inversed> 2710.72 | | | | | |

Area: 437344.6, 10.04

| PntNo | Bearing | Distance | Northing | Easting | Description |
|-------|---------------|----------|----------|---------|-------------|
| PP | | | 5935.49 | 5643.56 | |
| | S 89°59'31" E | 427.27 | | | |
| PP | | | 5935.43 | 6070.83 | |
| | S 51°22'06" E | 386.96 | | | |
| PP | | | 5693.85 | 6373.11 | |
| | S 00°00'29" W | 484.36 | | | |
| PP | | | 5209.49 | 6373.04 | |
| | S 89°56'27" W | 431.40 | | | |
| 103 | | | 5209.04 | 5941.64 | |
| | S 89°49'42" W | 418.66 | | | |
| 705 | | | 5207.79 | 5522.98 | |
| | N 00°24'33" E | 23.29 | | | |
| 704 | | | 5231.08 | 5523.14 | |
| | N 42°48'54" E | 412.82 | | | |
| 703 | | | 5533.90 | 5803.71 | |
| | N 12°20'38" E | 143.38 | | | |
| PP | | | 5673.97 | 5834.36 | |
| | N 71°01'32" W | 201.79 | | | |
| PP | | | 5739.58 | 5643.53 | |
| | N 00°00'29" E | 195.91 | | | |
| PP | | | 5935.49 | 5643.56 | |

Closure Error Distance> 0.0000
Total Distance Inversed> 3125.85

Area: 459390.9, 10.55

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

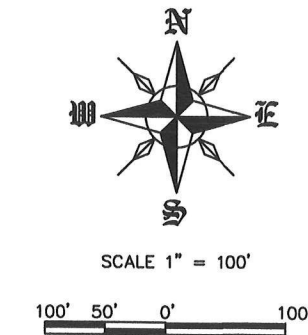
THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARIES OF A 2 LOT
MINOR LAND DIVISION. THE REFERENCED SURVEY, FIELD TIES AND DEED INST.
NO. 952013 WERE USED TO DETERMINE THE PARCEL BOUNDARIES.

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'

UNPLATTED

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

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

INITIAL POINT

S00°06'31"W
37.79'

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

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

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:

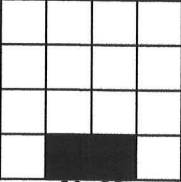
BOOK PAGE

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
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SHT 2 OF 2