

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



Blue-line Collective Report Memorandum

To: Kim & Randall Powers

From: Dave Fisher, Planner

Date: December 31, 2024

Subject: Blue-line review for MLD0061-24: RK Ranch

The proposed plan divides one (1) 11.55-acre parcel into one (1) 6.55-acre lot and one (1) 5-acre lot.

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: RK Ranch		File No: MLD0061-24
Received by: Dave Fisher, Planner	Received from: Dan Provolt	Date Received: 12/5/2024

Blueline Review

Completed	Date	Initial	Department/ Office
Comments	12/30/24	DF	Bonner County Planning Department
X	12/11/20 24	AB	Assessor's Office
X	12-17-24	MM	Bonner County Road & Bridge Department
X	12/09/20 24	MC	GIS Department
Comments	12/27/24	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0061-24 **DATE OF REPORT:** 1/2/2025
APPLICANT: Kim & Randall Powers **PARCEL #:** RP55N02W051651A
SUBDIVISION NAME/LOTS: RK Ranch

SUMMARY OF PROPOSAL:

The proposed plan divides one (1) 11.55-acre parcel into one (1) 6.55-acre lot and one (1) 5-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 Per BCRC 12-646 (L): the location of all watercourses to be shown on final plat.

4 Per BCRC 12-646 (E): Show all monuments.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	5-Acres.	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: N/A

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		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 Rural 5 (R5).
3. The proposed lots are accessed by Loggers Lane, a 25' private easement off of HWY 95, privately owned and maintained.
4. The proposed lots are served by individual wells and individual septic systems.
5. The proposed lots are within Sagle Fire District.
6. The proposed lots are served by Avista Utilities.

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,

A handwritten signature in black ink, appearing to be a stylized 'S' followed by a horizontal line.

Planning Department

Bonner County Planning Department

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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 Review Letter

December 31, 2024

Dan Provolt
Provolt Land Surveying
PO BOX 580
Ponderay, ID 83852

SUBJECT: MLD0061-24: RK Ranch

The proposed plan divides one (1) 11.55-acre parcel into one (1) 6.55-acre lot and one (1) 5-acre lot.

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, 12.10.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E, 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,

Dave Fisher
Planner



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

December 11, 2024

Bonner County Planning Dept
RK RANCH
MLD0061-24
SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST
RP55N02W051651A

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



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, December 9, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – RK RANCH (MLD0061-24)**
SECTION 5, TOWNSHIP 55N, RANGE 2W

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>

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LOGGERS LANE
25' WIDE EASEMENT
FOR WINDERS, FORESS
& UTILITIES INST. NO.
185370

LOT 2
TYLER'S PLACE
BK. 22, PG. 53

LOT 3
TYLER'S PLACE
BK. 22, PG. 53

UNPLATTED

25' 38.29' 216.82' 155.16' 285.10'



SCALE 1" = 60'

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "TYLER'S PLACE", RECORDED IN BOOK 22 OF PLATS, PAGE 53, 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. PLAT OF TYLER'S PLACE, BK. 22, PG. 53
2. RECORD OF SURVEY, PLS 6107, INST. NO. 428170
3. RECORD OF SURVEY, PLS 6107, INST. NO. 466342

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 39005 INTO 2 LOTS BY MINOR LAND DIVISION. ADJACENT DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO CALCULATE PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 974

WATER/SEWER NOTE

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

LOT 1
6.55 AC

LOT 2
5.0 AC

UNPLATTED

787.95' AL. 1/4 SECTION

BY EASEMENT
OF REBAR 5/8" DIA.
PER ILM

BY EASEMENT
OF REBAR 5/8" DIA.
PER ILM



CENTER QUARTER CORNER
FALLS IN L.S. 1887, S3
CALCULATED FROM S62
CPR INST. NO. 100161

S89°53'07"W 355.12'

S89°53'07"W 303.00'

S89°53'07"W 371.97'

S89°53'07"W 282.29'

UNPLATTED

LOT 8
RAVENS ADDITION
TO WESTSIDE
BK. 4, PG. 24

LOT 8
RAVENS ADDITION
TO WESTSIDE
BK. 4, PG. 24


RK RANCH

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


DATE: 12-3-24
SCALE: 1"=60'
PRJL NO: 1550
SHT 1 OF 2

Summary of comments: MLD0061-24 Blueline Plat.pdf

Page:1

 Number: 1 Author: David Fisher Subject: Note Date: 2024-12-30 15:31:43

Show/Label Westmond Creek

 Number: 2 Author: David Fisher Subject: Note Date: 2024-12-30 15:21:31

Radford's

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT R. C. POWERS AND KIMBERLY K. POWERS 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 "RK RANCH" LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE NORTHEAST QUARTER NORTH 89 DEGREES 53' 07" EAST, 658.12 FEET TO THE INITIAL POINT;

THENCE NORTH 00 DEGREES 06' 53" WEST, 767.66 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TYLER'S PLACE AS RECORDED IN BOOK 22 OF PLATS, PAGE 53, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 89 DEGREES 54' 17" EAST, 216.82 FEET; THENCE NORTH 89 DEGREES 53' 11" EAST, 440.26 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00 DEGREES 00' 41" WEST, 767.58 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER SOUTH 89 DEGREES 53' 07" WEST, 654.27 FEET TO THE INITIAL POINT.

R. C. POWERS (AKA RANDALL C. POWERS)

KIMBERLY K. POWERS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED R. C. POWERS (AKA RANDALL C. POWERS) AND KIMBERLY K. POWERS, 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:

- RIGHT OF WAY AGREEMENT BY AND BETWEEN ELDON I KELLER AND FVTVN KELLER AND PACIFIC GAS TRANSMISSION CO. RECORDED DECEMBER 24, 1958 AT INST. NO. 73761 AND AS AMENDED BY A NOTICE OF LOCATION RECORDED FEBRUARY 8, 1962 AT INST. NO. 83967 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 25, 1978 AT INST. NO. 206984 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED JULY 25, 1979 AT INST. NO. 217058
- AN EASEMENT RECORDED AUGUST 20, 1991 AT INST. NO. 393980
- AN EASEMENT RECORDED OCTOBER 31, 1994 AT INST. NO. 454921



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 5, TOWNSHIP 55 NORTH, RANGE 2 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 "RK 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.

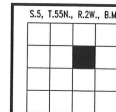
INSTRUMENT No. _____ FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY


RECORDER'S
CERTIFICATE




RK RANCH

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


DATE: 12-3-24
STATE: NONE
PREPARE: JP
PROV. NO.: 12060
CITY: S. MD-POWERS
SHT. 2 OF 2

 Number: 1 Author: David Fisher Subject: Note Date: 2024-12-30 15:14:37

Quarter

 Number: 2 Author: David Fisher Subject: Note Date: 2024-12-30 15:34:28

SFHA Zone X per 16017C0950E - 11/18/2009

 Number: 3 Author: David Fisher Subject: Note Date: 2024-12-30 15:14:55

Chair or Chairwoman



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

December 27, 2024

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

Re: Plat Review – MLD0061-24 – RK Ranch

Dear Planning Dept.,

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

- 1) Show monumentation found or set on East line, Lot 2
- 2) Show boundary resolution or section breakdown.
- 3) Identify Basis of Bearing line on map.
- 4) Typo in Owner's Cert.
- 5) Define NWI or spell out.

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

Sincerely,

Tyson L.A. Glahe, PLS

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LOGGERS LANE
25' WIDE EASEMENT
FOR INGRESS, EGRESS
& UTILITIES INST. NO.
183370

LOT 2
TYLER'S PLACE
BK. 22, PG. 53

LOT 3
TYLER'S PLACE
BK. 22, PG. 53

UNPLATTED

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "TYLER'S PLACE", RECORDED IN BOOK 22 OF PLATS, PAGE 53, 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. PLAT OF TYLER'S PLACE, BK. 22, PG. 53
2. RECORD OF SURVEY, PLS 8107, INST. NO. 428170
3. RECORD OF SURVEY, PLS 8107, INST. NO. 466342

PURPOSE OF SURVEY/NARRATIVE

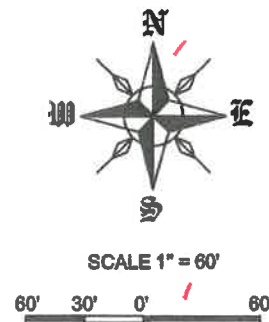
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 390905 INTO 2 LOTS BY MINOR LAND DIVISION. ADJACENT DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO CALCULATE PROPERTY BOUNDARIES

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 974

WATER/SEWER NOTE

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



LOT 1
6.55 AC

LOT 2
5.0 AC

UNPLATTED

UNPLATTED

UNPLATTED

LOT 5
RADFORDS ADDITION
TO WESTMOND
BK. 4, PG. 24

LOT 8
BRADFORDS ADDITION
TO WESTMOND
BK. 4, PG. 24



CENTER QUARTER CORNER
FALLS IN US HWY 95
CALCULATED FROM SR2
CP&F INST. NO. 1001181

S89°53'07"W
355.12'

S89°53'07"W 303.00'

INITIAL POINT

S89°53'07"W 371.97'

S89°53'07"W 282.29'

S00°05'41"W 767.58'

RK RANCH

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

DATE:
12-3-24
SCALE:
1"=60'
PROJ. NO.:
1560
SHT. 1 OF 2

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT R. C. POWERS AND KIMBERLY K. POWERS 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 "RK RANCH" LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE NORTHEAST QUATER, NORTH 89 DEGREES 53' 07" EAST, 658.12 FEET TO THE INITIAL POINT;

THENCE NORTH 00 DEGREES 06' 53" WEST, 767.66 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TYLER'S PLACE AS RECORDED IN BOOK 22 OF PLATS, PAGE 53, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 89 DEGREES 54' 17" EAST, 216.82 FEET; THENCE NORTH 89 DEGREES 53' 11" EAST, 440.26 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00 DEGREES 05' 41" WEST, 767.58 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER SOUTH 89 DEGREES 53' 07" WEST, 654.27 FEET TO THE INITIAL POINT.

R. C. POWERS (AKA RANDALL C. POWERS)

KIMBERLY K. POWERS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED R. C. POWERS (AKA RANDALL C. POWERS AND KIMBERLY K. POWERS, 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:

- RIGHT OF WAY AGREEMENT BY AND BETWEEN ELDON I KELLER AND EVELYN KELLER AND PACIFIC GAS TRANSMISSION CO. RECORDED DECEMBER 24, 1959 AT INST. NO. 73761 AND AS AMENDED BY A NOTICE OF LOCATION RECORDED FEBRUARY 9, 1962 AT INST. NO. 83967 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 25, 1978 AT INST. NO. 206984 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED JULY 25, 1979 AT INST. NO. 217058
- AN EASEMENT RECORDED AUGUST 20, 1991 AT INST. NO. 393980
- AN EASEMENT RECORDED OCTOBER 31, 1994 AT INST. NO. 454921

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 5, TOWNSHIP 55 NORTH, RANGE 2 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 "RK 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

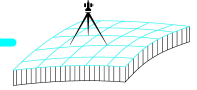
BY DEPUTY

RECORDER'S
CERTIFICATE

S.5, T.55N., R.2W., B.M. 	RK RANCH PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DATE: 12-3-24 SCALE: NONE DRAWN: JP PROJ. NO: 1560 CAD FILE: C-MID-POWERS SHT. 2 OF 2
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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 #

15268

Date

12/27/2024

Bill To:

Provolt

Project / Job #

24-001EV Review MLD0061-24 - RK Ranch

Please submit payment by: 1/11/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0061-24 - RK 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 15 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%]

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LOGGERS LANE
25' WIDE EASEMENT
FOR INGRESS, EGRESS
& UTILITIES INST. NO.
183370

LOT 2
TYLER'S PLACE
BK. 22, PG. 53

LOT 3
TYLER'S PLACE
BK. 22, PG. 53

UNPLATTED

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "TYLER'S PLACE", RECORDED IN BOOK 22 OF PLATS, PAGE 53, 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. PLAT OF TYLER'S PLACE, BK. 22, PG. 53
2. RECORD OF SURVEY, PLS 6107, INST. NO. 428170
3. RECORD OF SURVEY, PLS 6107, INST. NO. 466342

PURPOSE OF SURVEY/NARRATIVE

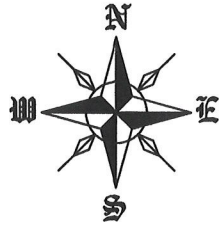
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 390905 INTO 2 LOTS BY MINOR LAND DIVISION. ADJACENT DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO CALCULATE PROPERTY BOUNDARIES

LEGEND

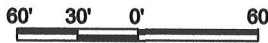
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 974

WATER/SEWER NOTE

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



SCALE 1" = 60'



LOT 1
6.55 AC

LOT 2
5.0 AC

N00°06'53"W 767.66'

S00°06'53"E 767.58'

S00°05'41"W 767.58'

UNPLATTED

UNPLATTED

UNPLATTED

LOT 5
RADFORDS ADDITION
TO WESTMOND
BK. 4, PG. 24

LOT 6
RADFORDS ADDITION
TO WESTMOND
BK. 4, PG. 24



CENTER QUARTER CORNER
FALLS IN US HWY 95
CALCULATED FROM SR2
CP&F INST. NO. 1001181

S89°53'07"W 355.12'

S89°53'07"W 303.00'

S89°53'07"W 371.97'

S89°53'07"W 282.29'

RK RANCH

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

DATE:
12-3-24
SCALE:
1"=60'
PROJ. NO.:
1560
SHT 1 OF 2

RK RANCH

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT R. C. POWERS AND KIMBERLY K. POWERS 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 "RK RANCH" LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE NORTHEAST QUATER NORTH 89 DEGREES 53' 07" EAST, 658.12 FEET TO THE INITIAL POIN

THENCE NORTH 00 DEGREES 06' 53" WEST, 767.66 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TYLER'S PLACE AS RECORDED IN BOOK 22 OF PLATS, PAGE 53, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 89 DEGREES 54' 17" EAST, 216.82 FEET; THENCE NORTH 89 DEGREES 53' 11" EAST, 440.26 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00 DEGREES 05' 41" WEST, 767.58 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER SOUTH 89 DEGREES 53' 07" WEST, 654.27 FEET TO THE INITIAL POINT.

R. C. POWERS (AKA RANDALL C. POWERS)

KIMBERLY K. POWERS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED R. C. POWERS (AKA RANDALL C. POWERS AND KIMBERLY K. POWERS, 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:

- RIGHT OF WAY AGREEMENT BY AND BETWEEN ELDON I KELLER AND EVELYN KELLER AND PACIFIC GAS TRANSMISSION CO. RECORDED DECEMBER 24, 1959 AT INST. NO. 73761 AND AS AMENDED BY A NOTICE OF LOCATION RECORDED FEBRUARY 9, 1962 AT INST. NO. 83967 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 25, 1978 AT INST. NO. 206984 AND AS AMENDED BY A NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED JULY 25, 1979 AT INST. NO. 217058
- AN EASEMENT RECORDED AUGUST 20, 1991 AT INST. NO. 393980
- AN EASEMENT RECORDED OCTOBER 31, 1994 AT INST. NO. 454921

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 5, TOWNSHIP 55 NORTH, RANGE 2 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 "RK 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: _____

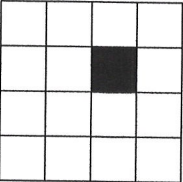
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.5, T.55N., R.2W., B.M.



RK RANCH

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

DATE: 12-3-24
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1560
CAD FILE: S-MLO-POWERS
SHT. 2 OF 2

Inverse With Area

LI

Wed Nov 13 16:19:17 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			6376.91	13002.50	
	N 00°06'53" W	767.66			
PP			7144.56	13000.97	
	N 89°54'17" E	216.82			
PP			7144.92	13217.78	
	N 89°53'11" E	155.16			
PP			7145.23	13372.94	
	S 00°06'53" E	767.58			
PP			6377.65	13374.47	
	S 89°53'07" W	371.97			
PP			6376.91	13002.50	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2279.18					

Area: 285526.2, 6.55

Inverse With Area

L2

Wed Nov 13 14:12:12 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			7145.23	13372.94	
	N 89°53'11" E	285.10			
PP			7145.80	13658.04	
	S 00°05'41" W	767.58			
PP			6378.22	13656.77	
	S 89°53'07" W	282.29			
PP			6377.65	13374.47	
	N 00°06'53" W	767.58			
PP			7145.23	13372.94	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2102.55					

Area: 217759.3, 5.00