

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 #

MLD0006-25

RECEIVED:

RECEIVED
FEB 18 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: AUTUMN RIDGE

APPLICANT INFORMATION:

Landowner's name: JONATHAN AND CHELSEA MOWERY

Mailing address: [REDACTED]

City: NAPLES

State: ID

Zip code: 83847

Telephone: (208) 627-7888

Fax:

E-mail: tamarackbuildersllc@gmail.com

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 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 #: 8

Township: 56N

Range: 2E

Parcel acreage: 19.49

Parcel # (s): TBD

Current zoning: R-5

Current use: RR5-10

Comprehensive plan designation: RR 5-10

Within Area of City Impact: ☒ Yes ☐ No

If yes, which city?: CLARK FORK

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

Lot #1	Proposed acreage: 4.86	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 4.88	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: 4.86		
Lot #4	Proposed acreage: 4.89		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input 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: 16017C1005E
Other pertinent information (attach additional pages if needed):	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input 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: COMBINATION OF 30-40' WIDE PRIVATE GRAVEL ROAD (TAHOE DRIVE)	
List existing access and utility easements on the subject property. SEE MAP	

SERVICES:

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? SAM OWEN

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: TYPICAL SEWER DRAINFIELDS

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: TYPICAL PRIVATE WELLS

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:



Date:

2-18-25

Landowner's signature:

Date:

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

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 939, INST. NO. 327964
2. RECORD OF SURVEY BY PLS 939, INST. NO. 345946
3. RECORD OF SURVEY BY PLS 5713, INST. NO. 658726

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN INTO 4 ALIQUOT LOTS. TIES TO SECTION MONUMENTS WERE HELD FOR THE BOUNDARIES OF THIS SURVEY.

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

○ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
UNLESS OTHERWISE NOTED

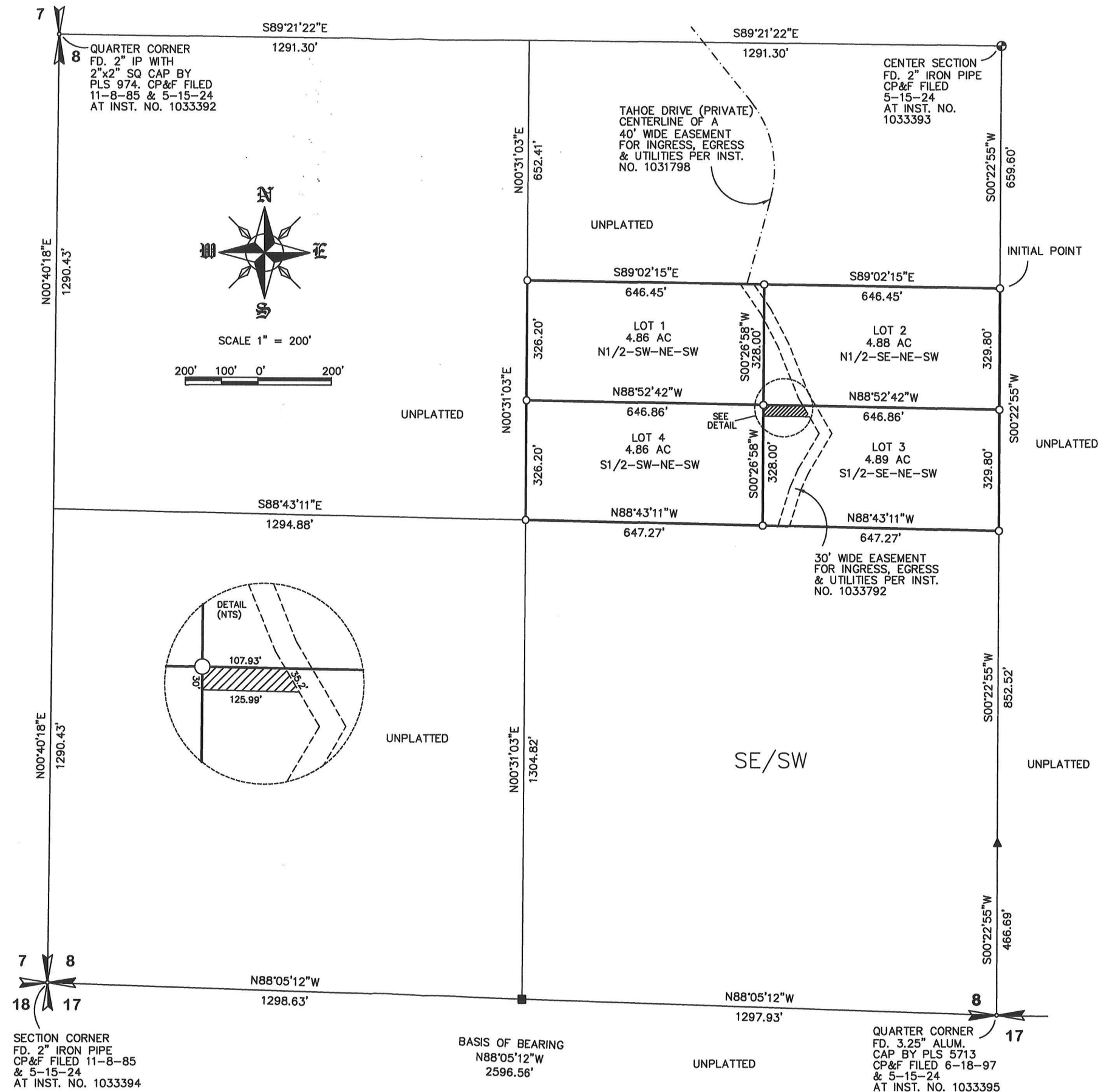
■ FOUND 1" IRON PIPE WITH PLASTIC CAP, PLS 974
N51°40'04"E, 0.45' FROM CALCULATED ALIQUOT POSITION.
ACCEPTED AS CORNER MONUMENT FOR THIS SURVEY

▲ FOUND 1" IRON PIPE

▨ EASEMENT FOR INGRESS, EGRESS & UTILITIES DEDICATED HEREON
FOR THE BENEFIT OF LOT 4



SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



AUTUMN RIDGE

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

DATE: 2-13-25
SCALE: 1"=200'
PROJ. NO.: 1510
SHT 1 OF 2

AUTUMN RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JONATHAN L. MOWERY AND CHELSEA F. MOWERY, 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 "AUTUMN RIDGE" LOCATED IN A PORTION OF SECTION , TOWNSHIP , RANGE , BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SUBJECT TO AND TOGETHER WITH AN EASEMENT AS SHOWN HEREON FOR THE USE AND BENEFIT OF LOT 4

JONATHAN L. MOWERY

CHELSEA F. MOWERY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JONATHAN L MOWERY AND CHELSEA F MOWERY 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:

- TERMS AND CONDITIONS CONTAINED IN A QUITCLAIM DEED RECORDED MARCH 14, 1969 AT INST. NO. 120793
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED MARCH 5, 1987 AT INST. NO. 332051
- AN EASEMENT GRANTED TO GTE NORTHWEST INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 19, 1993 AT INST. NO. 424835
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT INST. NO. 595782
- AN EASEMENT GRANTED TO JONATHAN L MOWERY AND CHELSEA F MOWERY FOR INGRESS, EGRESS AND UTILITIES RECORDED MARCH 29, 2024 AT INST. NO. 1031787

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 8, TOWNSHIP 56 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



PRELIMINARY COPY

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "AUTUMN RIDGE" 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: _____

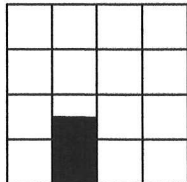
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.8, T.56N., R.2E., B.M.



AUTUMN RIDGE

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

DATE: 2-13-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1510
CAD FILE: MLD-MOWERY
SHT 2 OF 2