



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 #

MLD0016-25

RECEIVED:

RECEIVED

MAR 24 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: WOLF CREEK

APPLICANT INFORMATION:

Landowner's name: ROBBIE DEAN KUCHERRY AND PAMELY SUE KUCHERRY

Mailing address

City: SAGLE

State: ID

Zip code: 83860

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 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 #: 4

Township: 55N

Range: 3W

Parcel acreage: 40.26

Parcel # (s): RP55N03W041351A

Current zoning: R-10

Current use: RR 5-10

Comprehensive plan designation: RURAL RESIDENTIAL

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 10.24	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	☒ Yes ☐ No
Lot #3	Proposed acreage: 10		
Lot #4	Proposed acreage: 10		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	☒ Yes ☐ 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.	☒ Yes ☐ No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	☒ Yes ☐ No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	☒ Yes ☐ No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	☒ Yes ☐ No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	☐ Yes ☒ No
Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE	DFIRM MAP: 16017C0925E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:

☐ Private Easement	☐ Existing ☐ Proposed
☐ Public Road	☐ Existing ☐ Proposed
☒ Combination of Public Road/Private Easement	☒ Existing ☐ 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>JEWEL LAKE ROAD 50' WIDE GRAVEL SURFACE, AND PRIVATE EASEMENT INST. NO. 901735</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? AVISTAWhich fire district will serve the project site? SAGLE**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual systemExplain 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 PRIVATE 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 wellPlease explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: TYPICAL PRIVATE WATER WELL**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: 3-24-25

Landowner's signature: _____ Date: _____

WOLF CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH-SOUTH SECTION LINE FROM THE NORTH QUARTER CORNER TO THE CENTER-SOUTH 1/16TH CORNER

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 882 INST. NO. 451281
2. RECORD OF SURVEY BY PLS 974 INST. NO. 279200
3. DEED INST. NO. 782189
4. DEED INST. NO. 901735

PURPOSE OF SURVEY/NARRATIVE

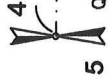
TO SHOW A MINOR LAND DIVISION OF A 40+ ACRE PARCEL INTO 4 LOTS. FIELD TIES AND SURVEY REFERENCES WERE HELD FOR PROPERTY BOUNDARIES. JEWEL LAKE ROAD RIGHT OF WAY SHOWN ON HULQUIST ACRES SUBDIVISION AS 55' WIDE ALONG THIS PORTION ONLY.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOTHING FOUND OR SET

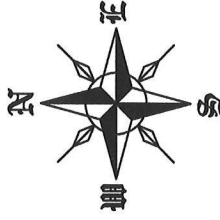
LINE	BEARING	DISTANCE
L1	S80°44'21"E	79.89'
L2	S35°04'30"E	105.85'
L3	S52°57'20"E	107.97'
L4	N87°57'41"E	107.41'
L5	S49°45'10"E	164.39'
L6	N69°50'31"E	49.37'
L6A	N69°50'31"E	58.63'
L7	N77°45'30"E	124.00'
L8	N81°46'00"E	63.49'
L9	N00°51'10"W	87.94'
L10	N39°53'51"E	36.16'
L11	N27°21'50"E	57.17'
L12	N20°35'29"E	61.82'
L13	N27°32'19"E	55.79'
L14	N50°38'59"E	49.52'
L15	S39°20'47"E	32.04'
L16	S66°44'47"W	151.45'
L17	N87°17'47"W	256.87'
L18	N64°25'50"W	91.41'
L19	NOT USED	
L20	N17°48'36"W	119.30'
L21	NOT USED	
L22	S00°00'00"E	114.47'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.00'	314.33'	307.98'	N02°12'03"E	40°01'18"
C2	500.02'	147.56'	146.08'	N36°18'07"E	28°10'50"
C3	174.99'	64.47'	64.11'	N07°15'17"W	21°06'37"



QUARTER CORNER
FD. 2.5" BRASS CAP
CP&F INST. NO.
1023123

N89°41'56"W
2641.23'

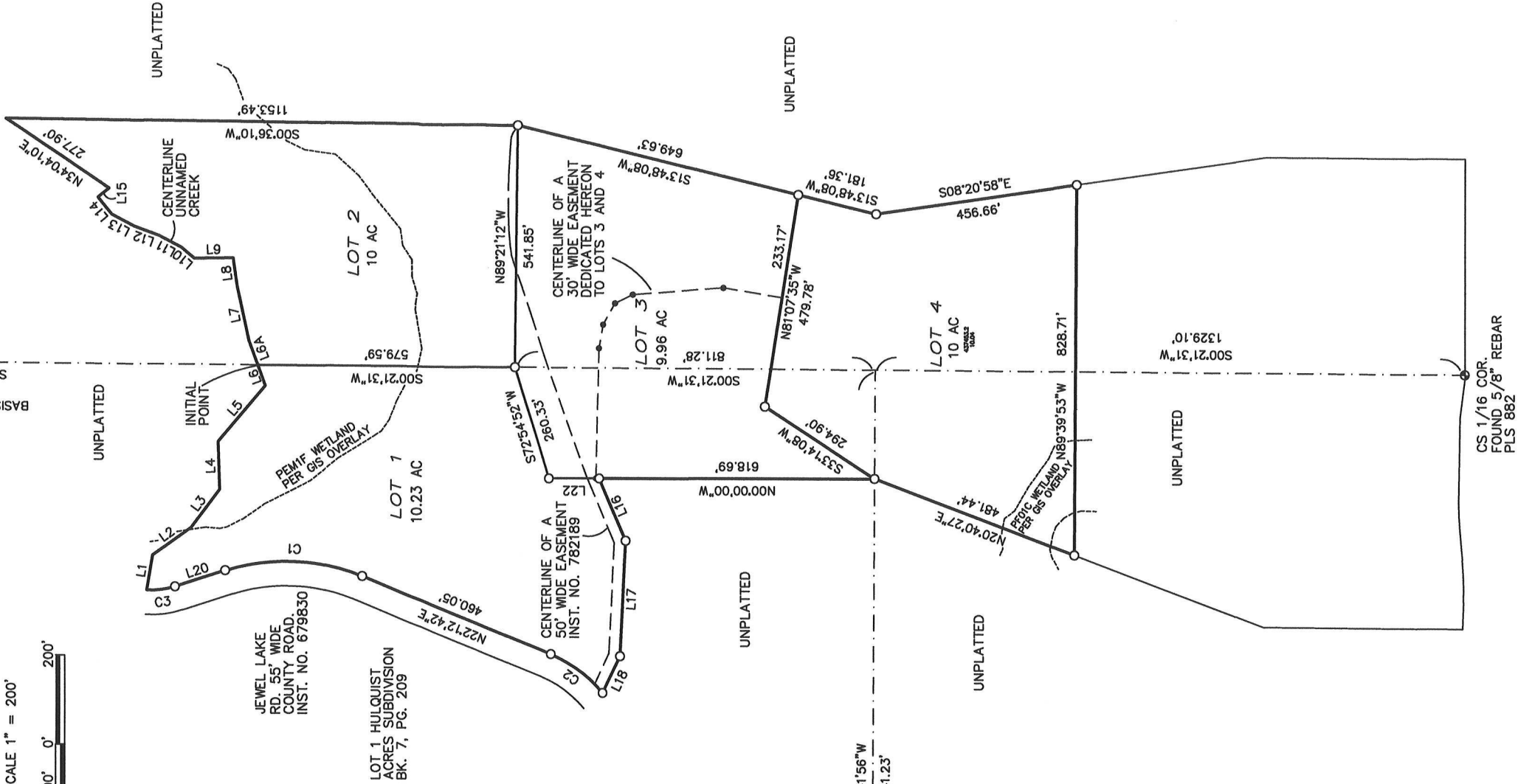


SCALE 1" = 200'

200' 100' 0' 200'

QUARTER CORNER
S4 ONLY, FD. 1" DRILL
STEEL CP&F INST.
NO. 917020

1361.11'
BASIS OF BEARING
S00°21'31"W



WOLF CREEK

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

DATE: 3-20-25
SCALE: 1"=200'
PROJ. NO.: 1577
SHT 1 OF 2

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY, 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 "WOLF CREEK " LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 4 SOUTH 00 DEGREES 23' 30" WEST, 1429.86 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN UNNAMED CREEK, SAID POINT BEING THE INITIAL POINT;

THENCE ALONG SAID UNNAMED CREEK THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET;

2. NORTH 77 DEGREES 45' 30" EAST, 124.00 FEET;

3. NORTH 81 DEGREES 46' 00" EAST, 63.49 FEET;

4. NORTH 00 DEGREES 51' 10" WEST, 87.94 FEET;

5. NORTH 39 DEGREES 53' 51" EAST, 38.16 FEET;

6. NORTH 27 DEGREES 21' 50" EAST, 57.17 FEET;

7. NORTH 20 DEGREES 35' 29" EAST, 61.82 FEET;

8. NORTH 27 DEGREES 32' 19" EAST, 55.79 FEET;

9. NORTH 50 DEGREES 38' 59" EAST, 49.52 FEET;

10. SOUTH 39 DEGREES 20' 47" EAST, 32.04 FEET;

11. NORTH 34 DEGREES 04' 10" EAST, 277.90 FEET;

THENCE LEAVING SAID UNNAMED CREEK SOUTH 00 DEGREES 36' 10" WEST, 1153.49 FEET; THENCE SOUTH 13 DEGREES 48' 08" WEST, 830.99 FEET;

THENCE LEAVING SAID UNNAMED CREEK SOUTH 00 DEGREES 36' 10" WEST, 1153.49 FEET; THENCE SOUTH 13 DEGREES 48' 08" WEST, 830.99 FEET;

ACKNOWLEDGMENT

ROBBIE DEAN KUCHERRY

PAMELA SUE KUCHERRY

SUBJECT TO AND TOGETHER WITH AN EASEMENT 30' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES DEDICATED HEREON FOR THE USE OF LOTS 3 AND 4

1. SOUTH 80 DEGREES 44' 21" EAST, 79.89 FEET;

2. SOUTH 35 DEGREES 04' 30" EAST, 105.85 FEET;

3. SOUTH 52 DEGREES 57' 20" EAST, 107.97 FEET;

4. NORTH 17 DEGREES 48' 36" WEST, 119.30 FEET;

5. NORTH 17 DEGREES 48' 36" WEST, 119.30 FEET;

6. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET TO THE INITIAL POINT.

7. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET TO THE INITIAL POINT.

8. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET TO THE INITIAL POINT.

9. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET TO THE INITIAL POINT.

10. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET TO THE INITIAL POINT.

11. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET TO THE INITIAL POINT.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF _____

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE

PERSONALLY APPEARED ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY ON THIS _____ DAY OF _____, 20____, BEFORE ME

COUNTY OF _____

STATE OF _____

WOLF CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

SUBJECT TO THE FOLLOWING:

1. RECORD OF SURVEY RECORDED JANUARY 26, 1979 AT INST. NO.

2. AN EASEMENT FOR WELL, WATER PIPELINE AND APPURTENANCES

RECORDED JUNE 4, 1981 AT INST. NO. 242804

3. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED JANUARY 9, 1987 AT INST. NO.

4. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED JANUARY 28, 1988 AT INST. NO.

5. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED JANUARY 28, 1988 AT INST. NO.

6. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED JANUARY 28, 1988 AT INST. NO.

7. RECORD OF SURVEY RECORDED AUGUST 26, 1994 AT INST. NO.

8. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

9. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

10. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

11. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

12. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

13. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

14. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

15. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

16. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

17. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

18. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

19. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

20. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

21. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

22. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE

OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WOLF CREEK"

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



DAN L. PROVOLT, PLS 7879

DATED THIS _____ DAY OF _____, 20____

ORDINANCES.

COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL

LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN

CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL

IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN

4. TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY,

MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER

SURVEYOR'S CERTIFICATE

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.

SANITARY RESTRICTIONS

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____

CHAIR, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.,

AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

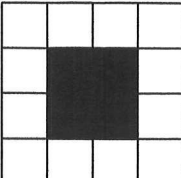
INSTRUMENT NO. _____, FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER _____ BY DEPUTY _____

RECORDER'S CERTIFICATE

S.4, T.55N., R.3W., B.M.



PROVOLT LAND SURVEYING, INC

P.O. BOX 580 PONDERAY, ID. 83852

(208) 290-1725

DATE: 03-20-25

SCALE: NONE

DRAWN: JP

PROJ. NO. 157

CAD FILE: S-MID-KUCHERRY

SHT 2 OF 2