

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: Derrick & Janae Peterson

From: Kyle Snider, Planner

Date: May 6, 2025

Subject: Blue-line review for MLD0018-25: Rumble Rock

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

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

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: Rumble Rock		File No: MLD0018-25
Received by: Kyle Snider, Planner	Received from: Josh Provolt	Date Received: 03/24/2025

Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	05/01/2025	KS	Bonner County Planning Department
Comment	3/28/25	AB	Assessor's Office
Comment	3-26-25	MM	Bonner County Road & Bridge Department
X	3/25/2025	MC	GIS Department
X	4/7/25	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0018-25 **DATE OF REPORT:** 5/6/2025
APPLICANT: Derrick & Janae Peterson **PARCEL #:** RP024790000010A
SUBDIVISION NAME/LOTS: Rumble Rock

SUMMARY OF PROPOSAL:

Divide one (1) 3.720-acre lot into two (2) 1-acres lots and one (1) 1.7-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 12-411(Setbacks) The buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.
4. Per BCRC 12-646 (D): Show the status of the adjoining properties.
5. Per BCRC 12-412, Note 19: New lots created through any land division process shall include sanitary restriction lift. This plat will require Panhandle Health District's signature to lift the sanitary restriction. Please update the signature page to reflect this.
6. Per BCRC 12-623 (B.2): Lots to be served by a new water system serving from two (2) to nine (9) lots: Documentation by an Idaho licensed professional engineer or professional geologist that the sources proposed for water supply have sufficient production capability to provide drinking water to the lots in the proposed subdivision.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **1-acre.** **Suburban (S)**
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 lift the sanitary restrictions on the property?: **No**

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

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

In an area of City impact: **No**

12-621 Depth to width/ Angle of intersection: **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 Suburban.
3. The proposed lots are accessed off Davis Road, a Bonner County owned and maintained public right-of-way.
4. The proposed lots are served by a shared well, individual septic systems, Avista Utilities and Sagle Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30% per Bonner County GIS LiDAR.
7. The proposed lots do not contain any mapped water courses.
8. The parent lot is identified as Lot 1 of Decker Lots, filed in Book 6 of Plats at Page 101, records of Bonner County and Instrument #1044113.

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

"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 Review Letter

May 1, 2025

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

SUBJECT: MLD0018-25: Rumble Rock

Dear Dan,

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
 - KS 04/07/2025: 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
 - MC 3/25/2025: Complete
 - 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,

Kyle Snider
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

Tuesday, March 25, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – RUMBLE ROCK (MLD0018-25)**
SECTION 16, TOWNSHIP 56N, 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>



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

March 28, 2025

Bonner County Planning Dept
RUMBLE ROCK
MLD0018-25
SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST
RP024790000010A

To whom this may concern:

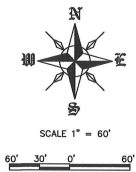
I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

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

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

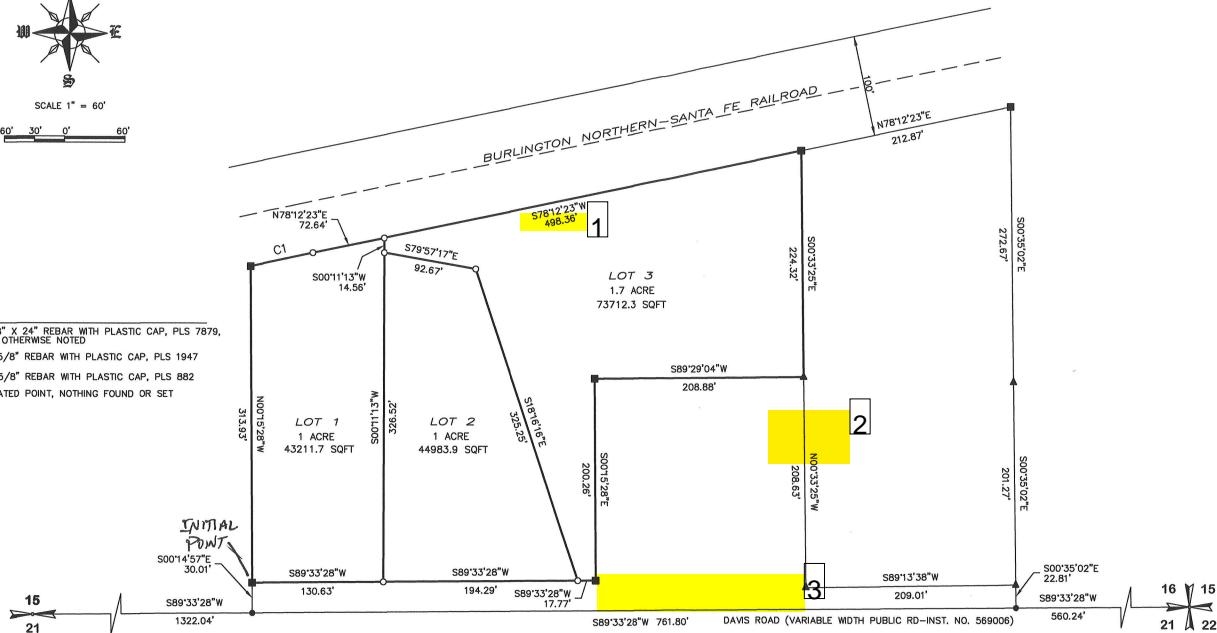


○ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
UNLESS OTHERWISE NOTED

■ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947

▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882

● CALCULATED POINT, NOTHING FOUND OR SET



BASIS OF BEARING IS THE PLAT OF "DECKER LOTS", RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

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. PLAT OF DECKER LOTS, BOOK 6 PAGE 101, RECORDS OF
COUNTY, IDAHO

WATER SERVICE PROVIDED BY SHARED WELL
SEWER SERVICE PROVIDED BY PRIVATE SEWER

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF LOT 1,
DECKER LOTS. REFERENCED SURVEYS AND FIELD TIES WERE USED TO
CALCULATE THE PROPERTY BOUNDARIES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5725.41'	63.45'	63.45'	N77°53'41"E	0°38'06"

RUMBLE ROCK

DATE:	03-13-25
SCALE:	1"=60'
PROJ. NO.:	1584
SHT 1 OF 2	

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

Summary of comments: MLD0018-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Andrea Ballard Date: 2025-03-28 11:22:12

clarify this this distance from point to point? (that it includes the 72.64' call)



Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-04-24 16:18:27

BCRC 12-646 (D), show the status of adjoining property.



Number: 3 Author: Matt Mulder Date: 2025-03-26 16:23:18

Show the Davis Rd public ROW through this center section and label the additional width.



Number: 4 Author: Kyle Snider Subject: Highlight Date: 2025-04-24 16:19:13

Individual septic

RUMBLE ROCK

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DERRICK A PETERSON AND JANAE M PETERSON, 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 "RUMBLE ROCK" LOCATED IN A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

DERRICK A PETERSON

JANAE M PETERSON

NOTES

SUBJECT TO THE FOLLOWING:

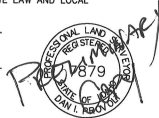
1. AGREEMENT BETWEEN JAMES S. DECKER AND RANDY M CHAVEZ & PEAL E CHAVEZ FOR THE PURPOSE OF A WATER WELL AND PUMP USE RECORDED JANUARY 2, 1991 AT INST. NO. 384926
2. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 2000 AT INST. NO. 559995
3. OFFICIAL PLAT OF DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

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 16, TOWNSHIP 56 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



ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF ____, 20__, BEFORE ME PERSONALLY APPEARED DERRICK A PETERSON AND JANAE M PETERSON, 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

SANITARY RESTRICTIONS

TBD

1

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

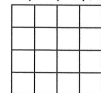
COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "RUMBLE ROCK" 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

S.16, T.56N., R.2W., B.M.



RUMBLE ROCK

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

DATE
FILED
BY
J.P.
PROVOLT
COUNTY RECORDER
SMT-110308
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) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

March 25th, 2025

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

Re: Plat Review – MLD0018-25 – Rumble Rock

Dear Planning Dept.,

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

- 1) Show Basis of Bearing on Linework.
- 2) Correct distance shown along North line, lot 3.
- 3) Show status of adjacent properties.
- 4) Show PLSS corner info.

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

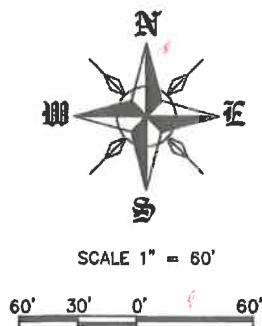
Sincerely,

Tyson L.A. Glahe, PLS

RUMBLE ROCK

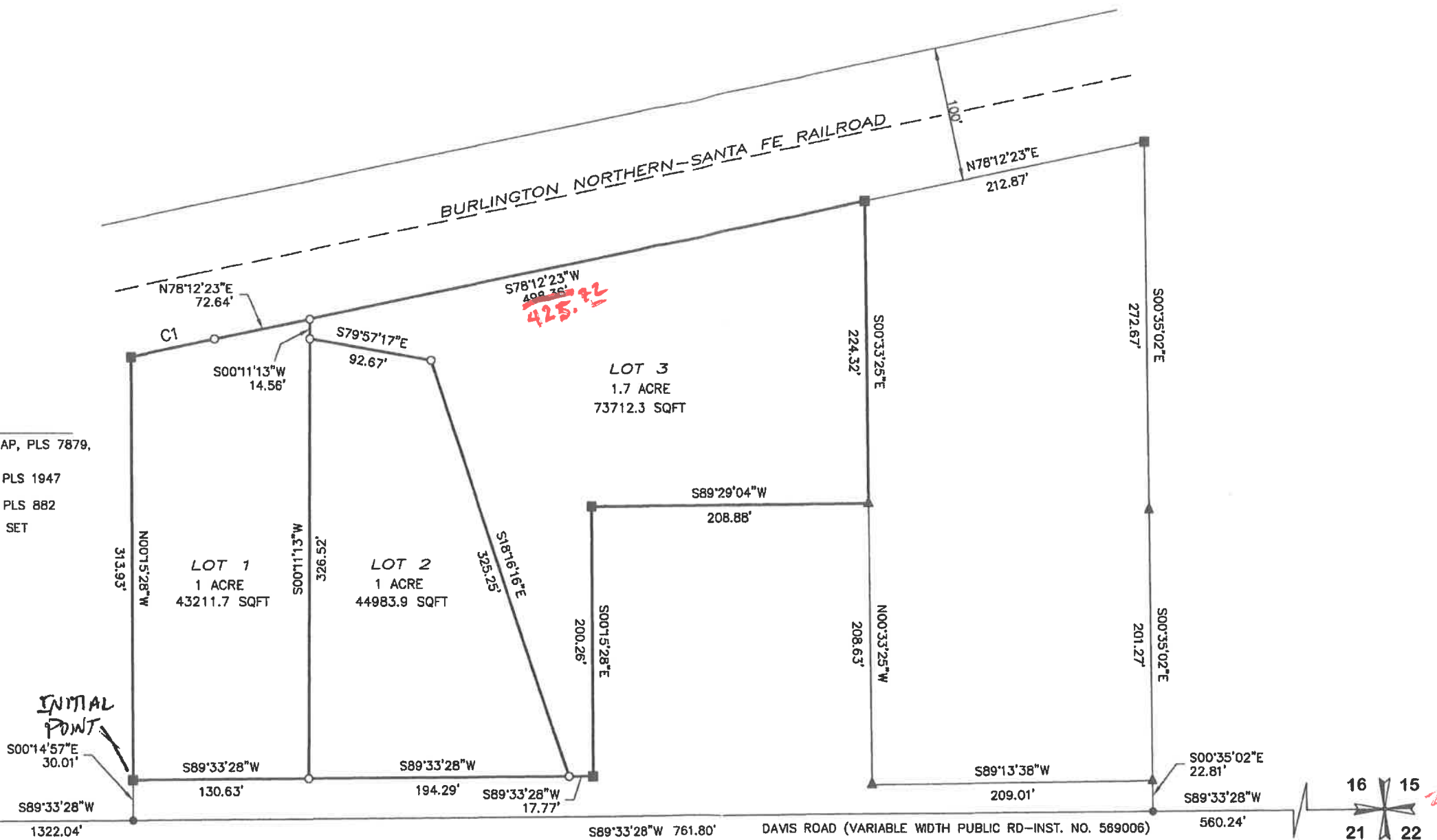
A REPLAT OF LOT 1, DECKER LOTS

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
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- CALCULATED POINT, NOTHING FOUND OR SET



BASIS OF BEARING

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SURVEYOR'S NOTE

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SURVEY REFERENCES

1. PLAT OF DECKER LOTS, BOOK 6 PAGE 101, RECORDS OF COUNTY, IDAHO

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY SHARED WELL
SEWER SERVICE PROVIDED BY PRIVATE SEWER

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF LOT 1, DECKER LOTS. REFERENCED SURVEYS AND FIELD TIES WERE USED TO CALCULATE THE PROPERTY BOUNDARIES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5725.41'	63.45'	63.45'	N77°53'41"E	0°38'06"

RUMBLE ROCK

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

DATE: 03-13-25
SCALE: 1"=60'
PROJ. NO.: 1584
SHT. 1 OF 2

RUMBLE ROCK

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SANITARY RESTRICTIONS

TBD

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DERRICK A PETERSON

JANAE M PETERSON

NOTES

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1. AGREEMENT BETWEEN JAMES S. DECKER AND RANDY M CHAVEZ & PEAL E CHAVEZ FOR THE PURPOSE OF A WATER WELL AND PUMP USE RECORDED JANUARY 2, 1991 AT INST. NO. 384926
2. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 2000 AT INST. NO. 559995
3. OFFICIAL PLAT OF DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

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

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DERRICK A PETERSON AND JANAE M PETERSON, 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

SURVEYOR'S CERTIFICATE

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DATED THIS ____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



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DATED THIS ____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 20____, AT _____ M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

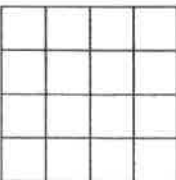
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.16, T.56N., R.2W., B.M.



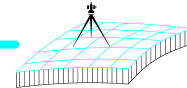
RUMBLE ROCK

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

DATE: 03-13-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1584
CAD FILE: S-MJD-PETERSON
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 #

15577

Date

4/7/2025

Bill To:

Provolt

Project / Job #

25-001AG Review MLD0018-25 - Rumble Rock

Please submit payment by: 4/22/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0018-25 - Rumble Rock	

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%]

L1

PntNo	Bearing	Distance	Northing	Easting	Description
PP			5149.22	6563.03	
	N 00°15'28" W	313.93			
PP			5463.14	6561.62	
	Radius: 5725.41	Chord: 63.45			Degree: 1°00'03" Dir: Right
	Length: 63.45	Delta: 0°38'06"			Tangent: 31.73
	Chord BRG: N 77°53'41"	E Rad-In: S 12°25'22"			E Rad-Out: S 11°47'16" E
	Radius PntNo: PP N:	-128.22	E: 7793.29		
PP			5476.45	6623.66	
	N 78°12'23" E	72.64			
PP			5491.30	6694.77	
	S 00°11'13" W	341.07			
PP			5150.23	6693.65	
	S 89°33'28" W	130.63			
PP			5149.22	6563.03	
	Closure Error Distance	> 0.0000			
	Total Distance Inversed	> 921.73			

Area: 43211.7, 0.99

PntNo	Bearing	Distance	Northing	Easting	Description
PP			5150.23	6693.65	
	N 00°11'13" E	326.52			
PP			5476.74	6694.72	
	S 79°57'17" E	92.67			
PP			5460.58	6785.97	
	S 18°16'16" E	325.25			
PP			5151.72	6887.94	
	S 89°33'28" W	194.29			
PP			5150.23	6693.65	
Closure Error Distance>			0.0000		
Total Distance Inversed>			938.72		

Area: 44983.9, 1.03

Inverse With Area

L3

Mon Mar 24 10:05:38 2025

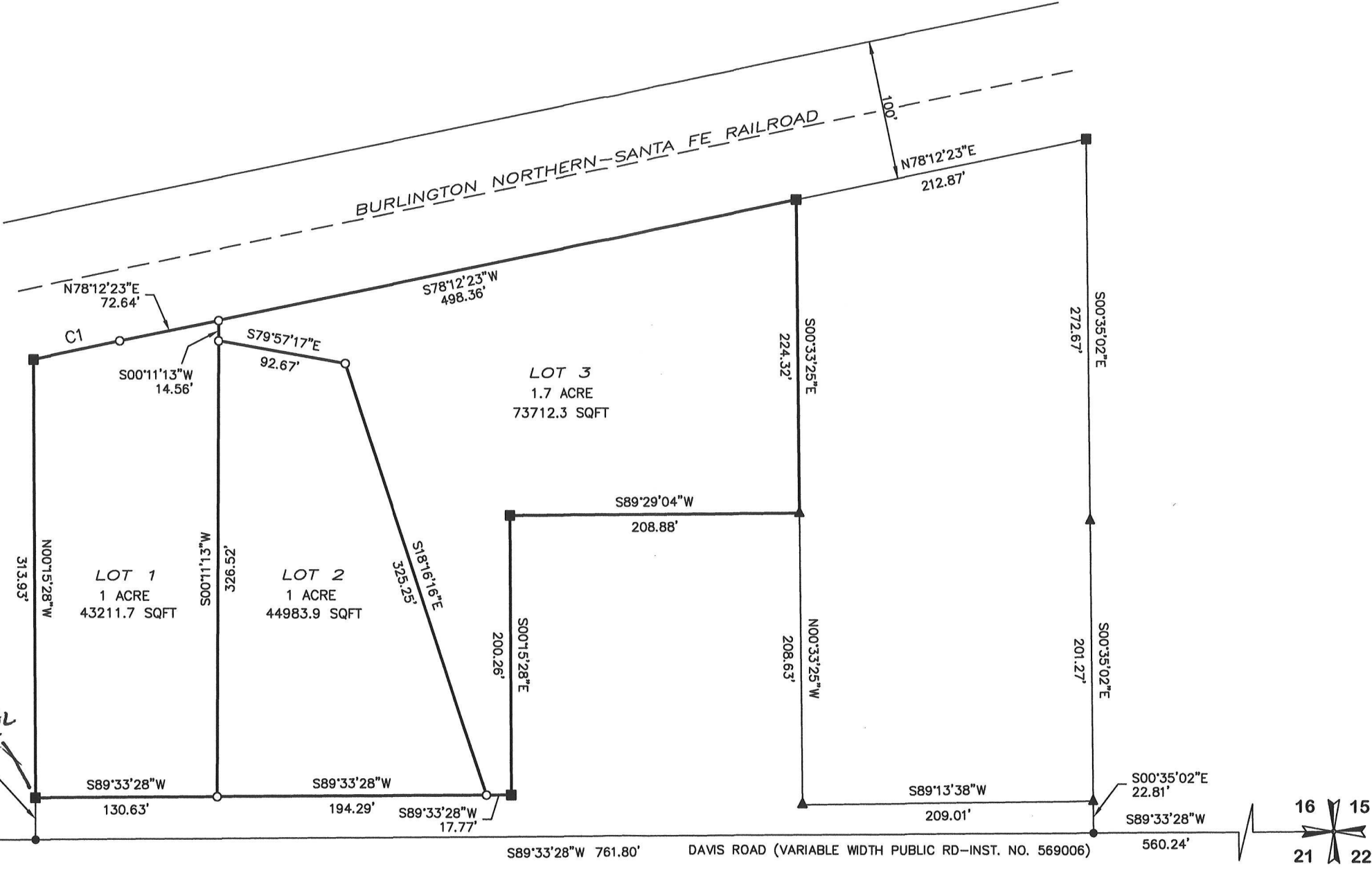
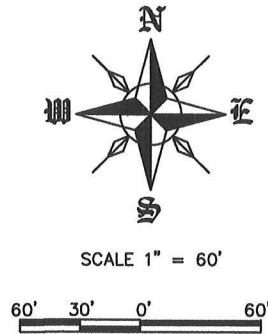
PntNo	Bearing	Distance	Northing	Easting	Description
PP			5151.72	6887.94	
	N 18°16'16" W	325.25			
PP			5460.58	6785.97	
	N 79°57'17" W	92.67			
PP			5476.74	6694.72	
	N 00°11'13" E	14.56			
PP			5491.30	6694.77	
	N 78°12'23" E	425.72			
PP			5578.31	7111.50	
	S 00°33'25" E	224.32			
PP			5354.00	7113.68	
	S 89°29'04" W	208.88			
PP			5352.12	6904.81	
	S 00°15'28" E	200.26			
PP			5151.86	6905.71	
	S 89°33'28" W	17.77			
PP			5151.72	6887.94	
Closure Error Distance>			0.0000		
Total Distance Inversed>			1509.43		

Area: 73712.3, 1.69

RUMBLE ROCK

A REPLAT OF LOT 1, DECKER LOTS

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882
- CALCULATED POINT, NOTHING FOUND OR SET

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "DECKER LOTS", RECORDED IN BOOK 6 OF PLATS, PAGE 101, 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 DECKER LOTS, BOOK 6 PAGE 101, RECORDS OF COUNTY, IDAHO

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY SHARED WELL
SEWER SERVICE PROVIDED BY PRIVATE SEWER

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF LOT 1, DECKER LOTS. REFERENCED SURVEYS AND FIELD TIES WERE USED TO CALCULATE THE PROPERTY BOUNDARIES



RUMBLE ROCK

DATE:
03-13-25
SCALE:
1"=60'
PROJ. NO.:
1584
SHT. 1 OF 2

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5725.41'	63.45'	63.45'	N77°53'41"E	0°38'06"

RUMBLE ROCK

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DERRICK A PETERSON AND JANAE M PETERSON, 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 "RUMBLE ROCK" LOCATED IN A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1, DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

DERRICK A PETERSON

JANAE M PETERSON

NOTES

SUBJECT TO THE FOLLOWING:

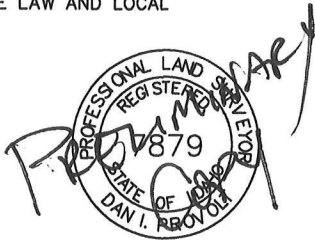
1. AGREEMENT BETWEEN JAMES S. DECKER AND RANDY M CHAVEZ & PEAL E CHAVEZ FOR THE PURPOSE OF A WATER WELL AND PUMP USE RECORDED JANUARY 2, 1991 AT INST. NO. 384926
2. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 2000 AT INST. NO. 559995
3. OFFICIAL PLAT OF DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

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 16, TOWNSHIP 56 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



ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DERRICK A PETERSON AND JANAE M PETERSON, 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "RUMBLE ROCK" 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

TBD

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: _____

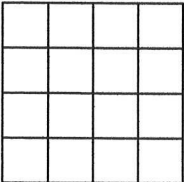
BOOK ____ PAGE ____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.16, T.56N., R.2W., B.M.



RUMBLE ROCK

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

DATE: 03-13-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1584
CAD FILE: S-MLO-PETERSON
SHT. 2 OF 2