



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 #

MLD0041-25

RECEIVED:

RECEIVED

david.fisher , 5/15/2025, 1:22:24 PM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: WOLFERT FIELDS

APPLICANT INFORMATION:

Landowner's name: DAVID AND TANJI WOLFERT

Mailing address: [REDACTED]

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

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

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 13

Township: 59N

Range: 1W

Parcel acreage: 35.39

Parcel # (s): RP59N01W132870A

Current zoning: AF20

Current use: RES

Comprehensive plan designation: AF10-20

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 20	Remainder	Proposed acreage: 15.40
Lot #2	Proposed acreage:	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:		
Lot #4	Proposed acreage:		

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: 16017C0510E
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>ELMIRA RD 50-55' WIDE PUBLIC ROAD AND COUNTY MAINTAINED</u> _____ _____	
List existing access and utility easements on the subject property. <u>SEE ATTACHED MAP</u> _____ _____	

SERVICES:

Which power company will serve the project site? NORTHERN LIGHTS

Which fire district will serve the project site? NORTHSIDE

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 INDIVIDUAL SEPTIC SYSTEM

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

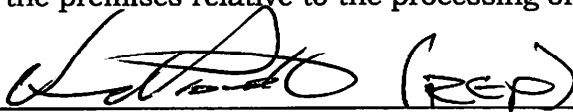
☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: TYPICAL INDIVIDUAL 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:

5-15-25

Landowner's signature: _____

Date: _____

WOLFERT FIELDS

SECTION 13, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DAVID WOLFERT AND TANJI A. WOLFERT, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 "WOLFERT FIELDS" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, KAMI'S LOT AS RECORDED IN BOOK 11 OF PLATS, PAGE 61, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE EAST LINE OF SAID PLAT SOUTH 00 DEGREES 10' 24" EAST, 27.88 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT;

THENCE NORTH 89 DEGREES 58' 38" EAST, 1300.33 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 10' 41" EAST, 1190.33 FEET; THENCE SOUTH 89 DEGREES 58' 38" WEST, 1300.33 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID PLAT; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 10' 24" WEST, 1181.08 FEET TO THE INITIAL POINT.

DAVID WOLFERT

TANJI A. WOLFERT

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DAVID WOLFERT AND TANJI A. WOLFERT, 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. RESERVATIONS CONTAINED IN DEED RECORDED APRIL 15, 1969 AT INST. NO. 121304
2. RESERVATIONS CONTAINED IN DEED RECORDED APRIL 24, 1973 AT INST. NO. 148613
3. RECORD OF SURVEY RECORDED OCTOBER 26, 1983 AT INST. NO. 277481
4. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST INC. RECORDED JUNE 6, 1995 AT INST. NO. 466259
5. RECORD OF SURVEY RECORDED JUNE 27, 1995 AT INST. NO. 467517
6. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. RECORDED DECEMBER 12, 2000 AT INST. NO. 574064
7. AN EASEMENT FOR INGRESS AND EGRESS RECORDED OCTOBER 31, 2001 AT INST. NO. 590734
8. AN AGREEMENT BY AND BETWEEN GENE W WEATHERS AND RAY A. THOMPSON AND CAROL J. THOMPSON RECORDED OCTOBER 31, 2001 AT INST. NO. 590733
9. TERMS AND PROVISIONS SET FORTH IN THE JUDGEMENT RECORDED NOVEMBER 9, 2001 AT INST. NO. 591445

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 13, 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



Preliminary Copy

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WOLFERT FIELDS" 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____.

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: _____

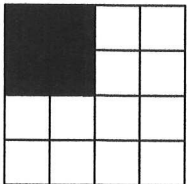
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.13, T.59N., R.1W., B.M.



WOLFERT FIELDS

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

DATE: 05-14-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1588
CAD FILE: S-MLD-WOLFERT
SHT. 2 OF 2

WOLFERT FIELDS

SECTION 13, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 1947, INST. NO. 277484 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. RECORD OF SURVEY INST. NO. 277484
2. RECORD OF SURVEY INST. NO. 467517

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A DIVISION OF LAND INTO A 15.4 ACRE LOT AND A 20 ACRE REMAINDER USING REFERENCED SURVEYS, DEED INST. NO. 1018092 AND FOUND MONUMENTS TO DETERMINE THE BOUNDARIES OF THIS PARCEL

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FD 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- FD 5/8" REBAR WITH PLASTIC CAP, PLS 7156

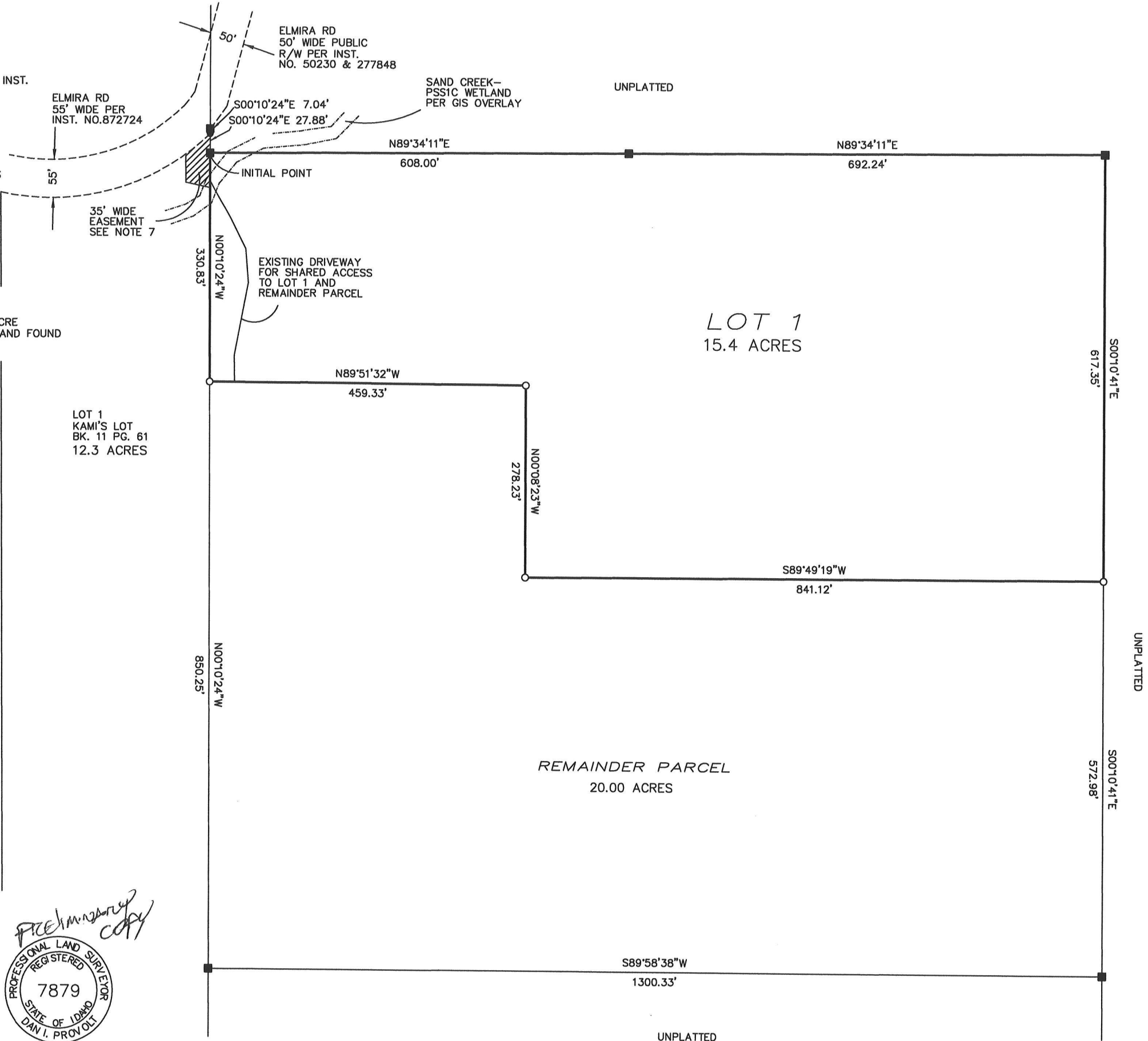
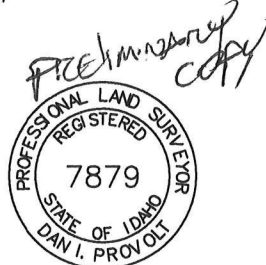


SCALE 1" = 100'

100' 50' 0' 100'

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY INDIVIDUAL WELLS
SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS



WOLFERT FIELDS

DATE:
05-14-25
SCALE:
1"=100'
PROJ. NO.:
1588
SHT. 1 OF 2

PROVOLT LAND SURVEYING, INC
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(208) 290-1725