

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: David & Tanji Wolfert

From: Dave Fisher, Planner

Date: July 31, 2025

Subject: Blue-line review for MLD0041-25: Wolfert Fields

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; 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: Wolfert Fields		File No: MLD0041-25
Received by: Dave Fisher, Planner	Received from: Dan Provolt; Provolt Land Surveying, Inc.	Date Received: 5/15/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	7/29/25	DF	Bonner County Planning Department
Comments	5-29-25	AD	Assessor's Office
Comments	5-23-25	MM	Bonner County Road & Bridge Department
Comments	5/21/2025	MC	GIS Department
X	6/13/25	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0041-25 **DATE OF REPORT:** 8/4/2025
APPLICANT: David & Tanji Wolfert **PARCEL #:** RP59N01W132870A
SUBDIVISION NAME/LOTS: Wolfert Fields

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 36.861-acre parcel into one (1) 15.4-acre lot with a 20-acre remainder.

THE APPLICATION IS NOT consistent 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 subject to the conclusions required by BCRC, and is therefore administratively **DENIED**.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		20-Acres	Agricultural/Forestry 20 (A/F-
12-660 (D) (2) (f) Site area minimum:	No	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
		12-622 Submerged Lands:	N/A
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	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 Agricultural/Forestry 20 (A/F-20).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc.
5. The proposed lots do contain frontage on Sand Creek, a perennial stream.
6. The proposed lots do not have submerged lands.
7. The proposed lots do contain slopes over 30%.
8. The proposed lots are accessed by Elmira Road, a 55-foot Bonner County owned and maintained public right-of-way.
9. The proposed lot is 15.4-acres, where 20-acres is the zoning minimum, per Table 4-1 in BCRC 12-411.
10. A Variance (VA0014-25) for lot size minimum was denied on July 21, 2025.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application **IS NOT** in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein, and is therefore administratively **DENIED**. 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 'R' or 'B' followed by a horizontal line.

Planning Department

Bonner County Planning Department

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Blueline Review Letter

July 31, 2025

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

SUBJECT: MLD0041-25: Wolfert Fields

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
 - KS 05/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0510E 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

A handwritten signature in black ink, appearing to read "Dave Fisher", written over a horizontal line.



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

May 29, 2025

Bonner County Planning Dept
WOLFERT FIELDS
MLD0041-25
SECTION 13, TOWNSHIP 59 NORTH, RANGE 1 WEST
RP59N01W132870A

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.

Legal description does not close.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer
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

Wednesday, May 21, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – WOLFERT FIELDS (MLD0041-25)**
SECTION 13, TOWNSHIP 59N, RANGE 1W

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>

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 TANJA 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, KAM'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, 1191.08 FEET TO THE INITIAL POINT.

DAVID WOLFERT

TANJA A. WOLFERT

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DAVID WOLFERT AND TANJA 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 HERETO 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. 466258
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



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

FILED FOR-14-28
NONE
JP
PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
S-13-WOLFERT
SHT. 2 OF 2

Summary of comments: MLD0041-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Alicia Deabenderfer Date: 2025-05-29 07:46:21

Legal description does not close. N89-34-11E 1300.24?



Number: 2 Author: david.fisher Subject: Note Date: 2025-07-29 11:38:14

FEMA SFHA Zone X per FIRM 16017C0510E, effective date 11/18/2009

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

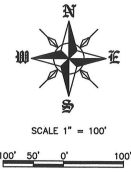
1. RECORD OF SURVEY INST. NO. 277484
2. RECORD OF SURVEY INST. NO. 467517

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



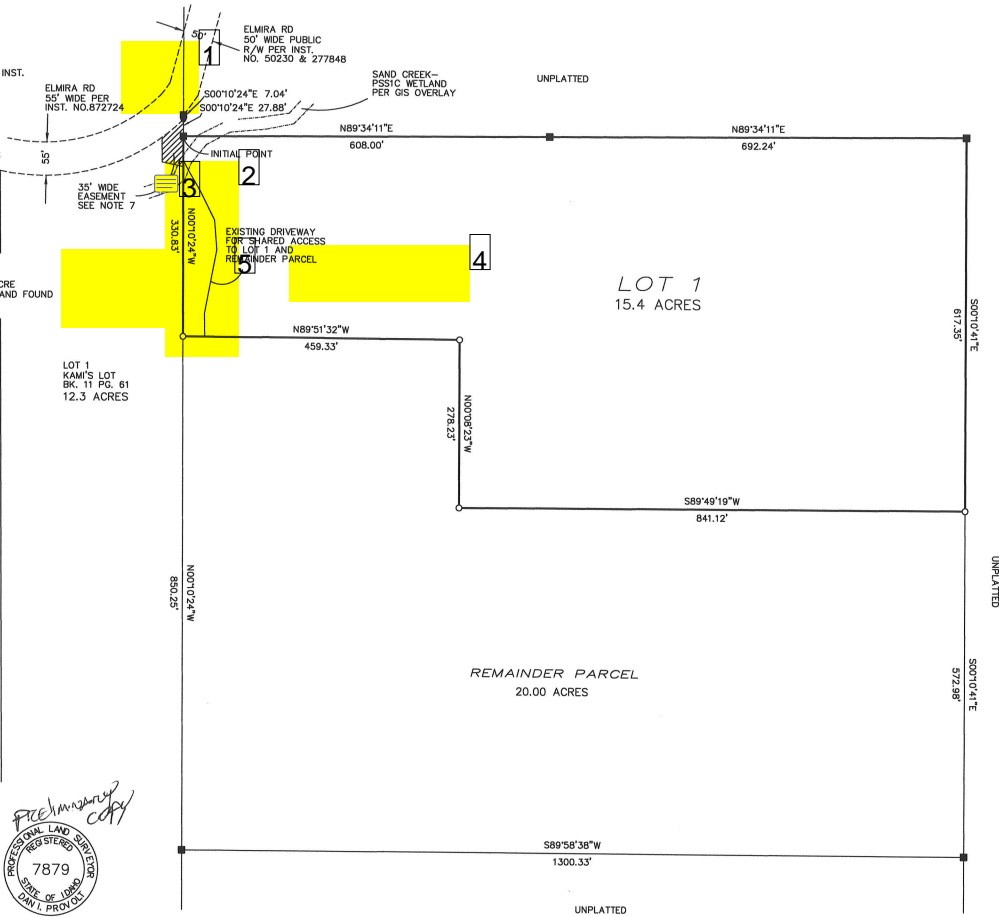
WATER/SEWER NOTE

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

WOLFERT FIELDS

DATE
08-14-25
SCALE
1"=100'
FROM PLS
1 5 2 3 4 5
SHT 1 OF 2

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





Number: 1 Author: Matt Mulder Date: 2025-05-23 10:35:10

Where is the transition from 55' to 50' ROW for Elmira Rd?



Number: 2 Author: Matt Mulder Date: 2025-05-23 10:36:02

Show and label Poor Lane as a private road.



Number: 3 Author: david.fisher Subject: Note Date: 2025-07-29 11:47:10

All street lines contiguous to the subdivision to be shown and tied to subdivision.



Number: 4 Author: Monica Carash Date: 2025-05-21 10:37:01

Create Easement and show Inst #



Number: 5 Author: Monica Carash Date: 2025-05-21 10:30:57

Show approx location of Poor Lane



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

June 12, 2025

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

Re: Plat Review – MLD0041-25 – Wolfert Fields

Dear Planning Dept.,

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

- 1) Clarify if existing driveway for shared access is new or an existing instrument.
- 2) Define easement referred to in note #7.
 - a. Monument accordingly as it is used for plat access.
- 3) Bearing and distance in line 1, p2 of owner's cert doesn't match map.
- 4) Other items shown in red on markup.

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

Sincerely,

Tyson L.A. Glahe, PLS

WOLFERT FIELDS

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- FD 5/8" REBAR WITH PLASTIC CAP, PLS 7156



SCALE 1" = 100'

100' 50' 0' 100'

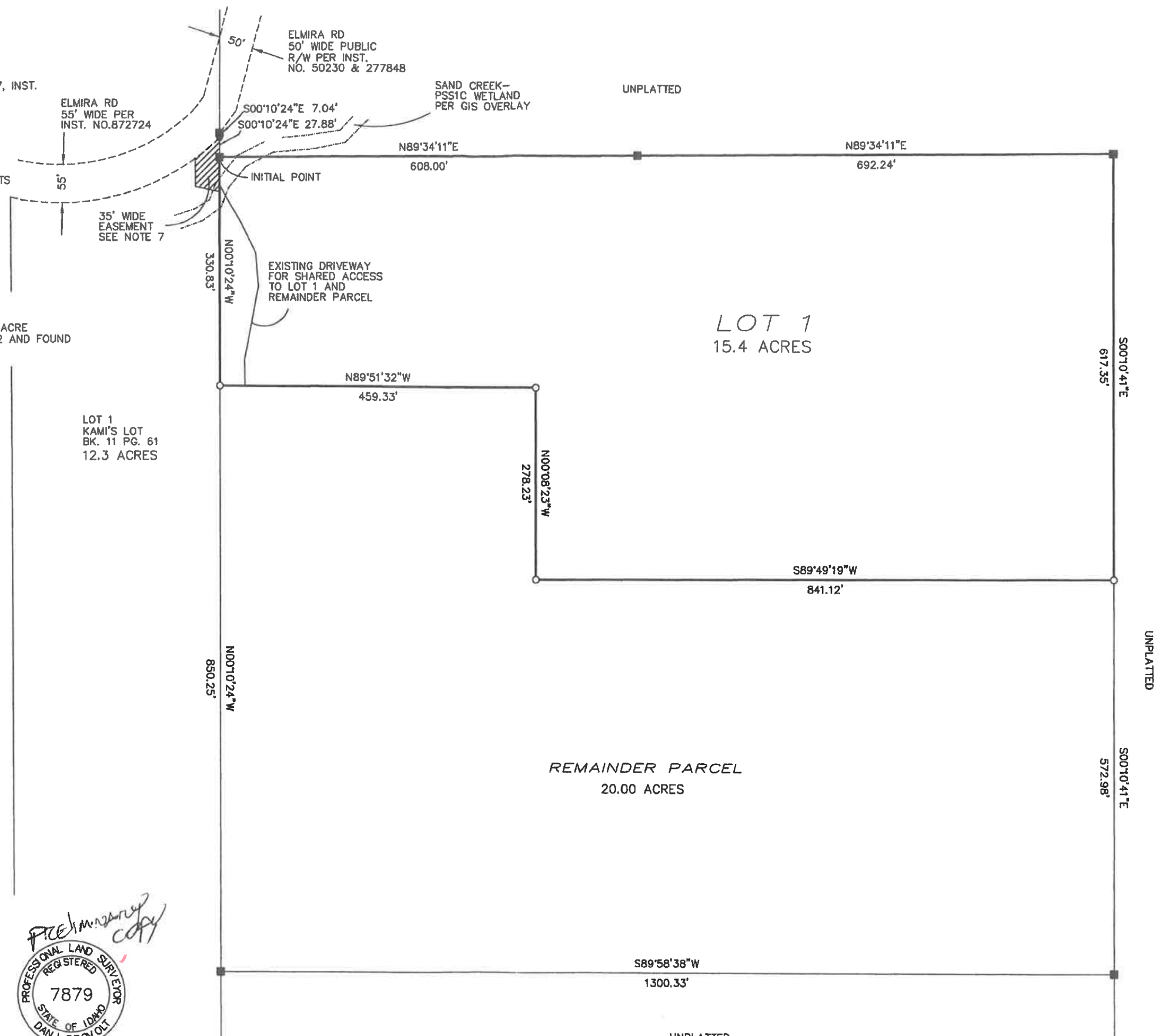
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SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS

WOLFERT FIELDS

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

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



WOLFERT FIELDS

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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

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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

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DATED THIS _____ DAY OF _____, 20____

DAN I. PROVOLT, PLS 7879



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

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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: _____

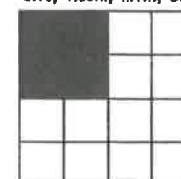
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

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



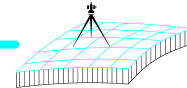
WOLFERT FIELDS

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-M.D-WOLFERT
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 #

15778

Date

6/13/2025

Bill To:

Provolt

Project / Job #

25-001BC Review MLD0041-25 - Wolfert Fiel

Please submit payment by: 6/13/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0041-25 - Wolfert Fields	

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%]

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: _____

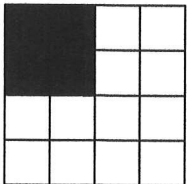
BOOK _____ PAGE _____

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

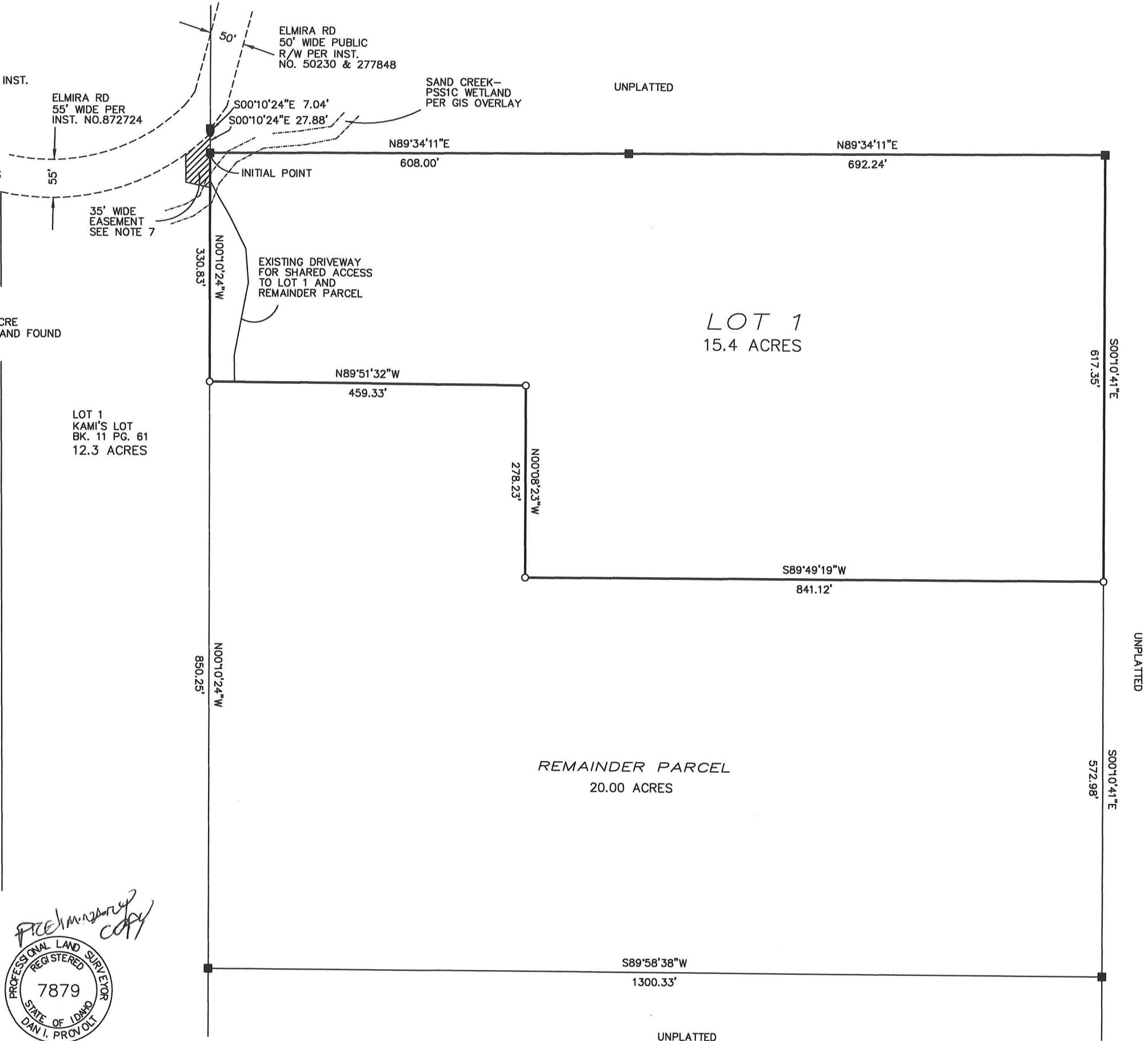
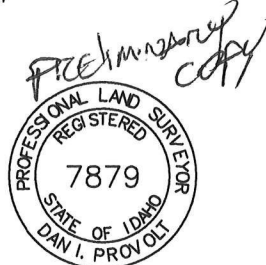


SCALE 1" = 100'

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
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-12309.33	8563.53	
	S 00°10'41" E	572.98			
PP			-12882.31	8565.31	
	S 89°58'38" W	1300.33			
PP			-12882.83	7264.98	
	N 00°10'24" W	850.25			
PP			-12032.59	7262.40	
	S 89°51'32" E	459.33			
PP			-12033.72	7721.73	
	S 00°08'23" E	278.23			
PP			-12311.95	7722.41	
	N 89°49'19" E	841.12			
PP			-12309.33	8563.53	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4302.24					

Area: 871123.6, 20.00

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-11691.99	8561.61	
	S 00°10'41" E	617.35			
PP			-12309.33	8563.53	
	S 89°49'19" W	841.12			
PP			-12311.95	7722.41	
	N 00°08'23" W	278.23			
PP			-12033.72	7721.73	
	N 89°51'32" W	459.33			
PP			-12032.59	7262.40	
	N 00°10'24" W	330.83			
PP			-11701.76	7261.40	
	N 89°34'11" E	1300.24			
PP			-11691.99	8561.61	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3827.11					

Area: 670624.1, 15.40

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-11691.99	8561.61	
	S 00°10'41" E	1190.33			
PP			-12882.31	8565.31	
	S 89°58'38" W	1300.33			
PP			-12882.83	7264.98	
	N 00°10'24" W	1181.08			
PP			-11701.76	7261.40	
	N 89°34'11" E	1300.24			
PP			-11691.99	8561.61	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4971.99					

Area: 1541747.7, 35.39