



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 #

MLD0056-25

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

DEERWOOD RANCH

APPLICANT INFORMATION:

Landowner's name:

Molly Robinson

Mailing address:

City:

Missoula

State:

MT

Zip code:

59801

Telephone:

Fax:

N/A

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:

JOHN STEARNS

Company name:

STEARNS SURVEYING

Mailing address:

1869 E Seltice Way #353

City:

Post Falls

State:

ID

Zip code:

83854

Telephone:

208 696 2017

Fax:

N/A

E-mail:

John@StearnsSurveying.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 #:

27, 28

Township:

57 N

Range:

03 W

Parcel acreage:

31.888

Parcel # (s):

Portions of RP57N03W28 7200A, RP57N03W27 5551A

Current zoning:

Rural 10 (R-10)

Current use:

Rural Residential (5-10 Ac)

Comprehensive plan designation:

Ag/Forest Land

Within Area of City Impact:

☒ Yes ☐ No

If yes, which city?:

Dover

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

Lot #1	Proposed acreage: <u>11.521</u>	Remainder	Proposed acreage: <u>0.000</u>
Lot #2	Proposed acreage: <u>10.182</u>	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <u>see attached "D:W STUDY"</u>	
Lot #3	Proposed acreage: <u>10.184</u>		
Lot #4	Proposed acreage: <u>N/A</u>		

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: <u>16017C0690E</u>
Other pertinent information (attach additional pages if needed): <u>BONNER CO 160206</u> <u>lots are designed to have homesites away from steep areas and wetlands.</u>	

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: EASEMENT, Instr. No. 1052869, gravel and dirt, 7-10' wide, 30' wide easement from SMITH CREEK RD (public ROW, gravel, 16' wide, 2% grade).
WRENCO LOOP, public ROW, asphalt, 24' wide, 5% grade, 50' ROW.
SMITH CREEK RD = 50' ROW.

List existing access and utility easements on the subject property. EASEMENT, Instr. No. 1052869 is for Egress, Egress, and utilities, is on adjacent property, for the benefit of this property.
It can be converted to "exclusive," if needed.
Also, see Title Report, Exceptions 7, 8, 9, 12, and 13.

SERVICES:Which power company will serve the project site? Northern Lights, IncWhich fire district will serve the project site? West Side Fire**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: Individual septic systems, approved by PHD.**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: Individual well by lot owner.**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.

Agent
Landowner's signature: John Stearns Date: 10 09 25

Landowner's signature: _____ Date: _____

DEERWOOD RANCH
A MINOR LAND DIVISION IN
THE SOUTHWEST QUARTER OF SECTION 27 AND
THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 57 NORTH, RANGE 03 WEST,
BOISE MERIDIAN, BOWEN COUNTY, IDAHO

RECORDED'S CERTIFICATE



LEGEND

-  12314 FOUND SURVEY MONUMENT (AS NOTED)
 CALCULATION POINT (NOTHING FOUND OR SET)
 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798" (PER R-1)
 SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
 (TO BE) SET TRUE POINT OF BEGINNING (TPOB) 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "TPOB DEERWOOD RANCH PLS 8798 2025"

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO, JUST AMERICAN TITLE COMPANY COMMITMENT (REF R-2), DATED OCTOBER 3, 2020, AND AS INDICATED IN THE FOLLOWING:
- 2) "PHOTIC" AND "PHYSIC" INDICATE AREAS THAT ARE SEASONALLY FLOODED. SEE NATIONAL WATERS INVENTORY DESCRIPTIONS FOR MORE DETAILS.
- 3) HAZARDOUS MATERIAL INVENTORY AND BONNER COUNTY GIS MAP, "H2O CLIMATE RISK SHAPE X MAPS, BIRMINGHAM 1607705096."
- 4) THE DATA AND INFORMATION UNDATED CHECKS ARE SHOWN PER BONNER COUNTY GIS MAPS.
- 5) NOT ALL EASEMENTS FROM SUBDIVISION GUARANTEE ARE IMPAIRABLE OR RELEVANT TO THE PROPERTY. SEE THE SUBDIVISION MAP AND UTILITY EASEMENTS FOR THE BENEFIT OF LOT 31, 2 AND 3 OF THIS SUBDIVISION.

SURVEY REFERENCES

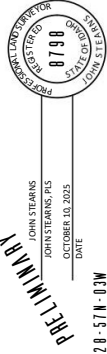
- R-1 RECORD OF SURVEY, INSTRUMENT #1052673, PLS 87988, STEARNS, 2025
- R-2 SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE CO., COMMITMENT #50 10600-0020422E, 2025
- R-4 EASEMENT FOR ELECTRIC LINES, INSTRUMENT #702899, 2006
- R-5 EASEMENT FOR INGRESS, EGRESS, UTILITIES, INSTRUMENT #106 2869, 2025

BASIS OF BEARINGS

BASIS OF BEARINGS IS N 00°10'07" E. PER R-1

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: IDENTIFYING PARCEL AND LOT CORNERS AND SUBDIVIDING THE PARCEL BY MEANS OF BONNER COUNTY'S "MINOR LAND DIVISION" PROCESS.



S-T-R
27 AND 28-57N-03W

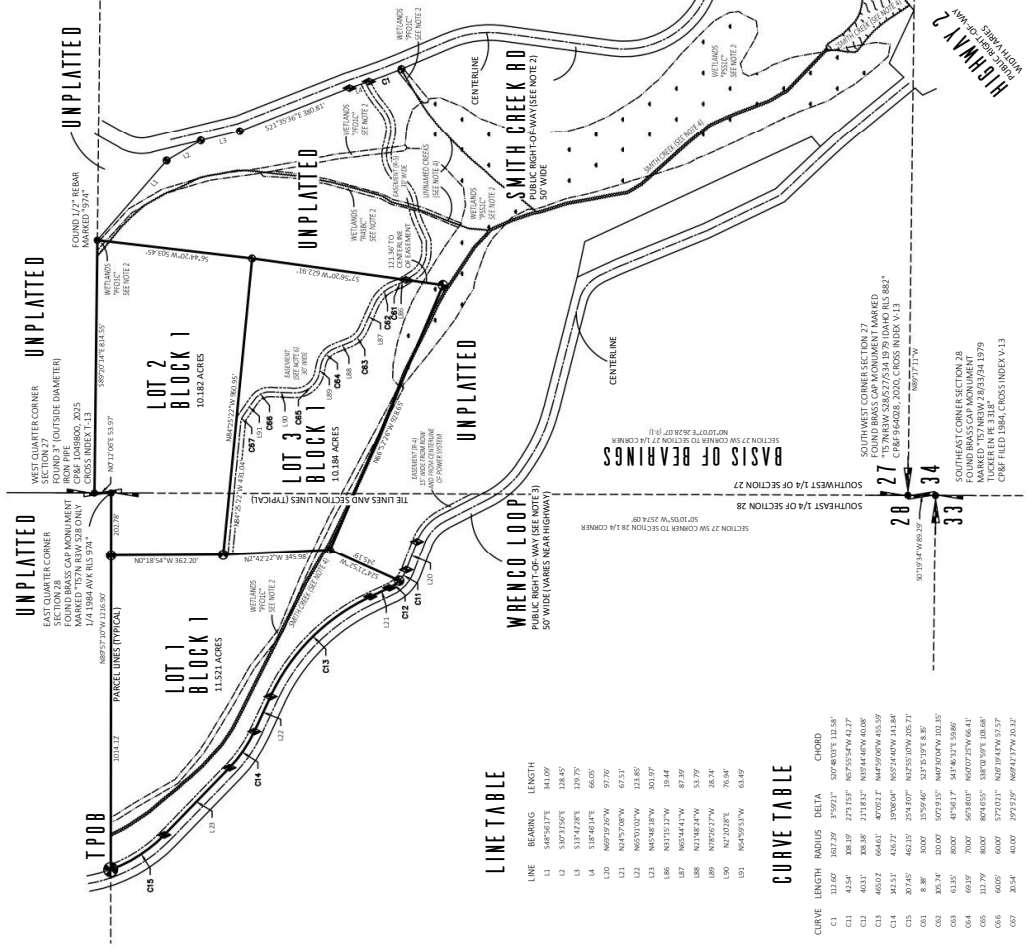
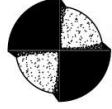
CLIENT
ROBINSON

DATE OCTOBER, 2025

PROJECT
25.097

PHONE _____

208.696.2017 WWW.STEARNSURVEYING.COM



LINEAR

LINE	BEARING	LENGTH
L1	S48°56.17'E	341.09
L2	S39°31.56'E	128.45
L3	S33°42.28'E	129.75
L4	S18°46.14"E	66.05
L10	N69°19.26'W	97.76
L11	N45°37.08'W	67.51
L12	N65°01.00'W	123.85
L13	N45°48.38'W	301.97
L16	N31°15.12'W	17.44
L17	N65°44.13'W	87.39
L18	N21°46.24'W	53.79
L19	N78°05.27'W	28.74
L20	N20°28.2'E	76.54
L91	N64°59.53'W	13.49

CURVE TABLE

	CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	311.60	739.97	3507.47	11.54	307.0711
C2	311.60	739.97	3507.47	11.54	307.0711
C3	311.60	739.97	3507.47	11.54	307.0711
C4	311.60	739.97	3507.47	11.54	307.0711
C5	311.60	739.97	3507.47	11.54	307.0711
C6	311.60	739.97	3507.47	11.54	307.0711
C7	311.60	739.97	3507.47	11.54	307.0711
C8	311.60	739.97	3507.47	11.54	307.0711
C9	311.60	739.97	3507.47	11.54	307.0711
C10	311.60	739.97	3507.47	11.54	307.0711
C11	311.60	739.97	3507.47	11.54	307.0711
C12	311.60	739.97	3507.47	11.54	307.0711
C13	311.60	739.97	3507.47	11.54	307.0711
C14	311.60	739.97	3507.47	11.54	307.0711
C15	311.60	739.97	3507.47	11.54	307.0711
C16	311.60	739.97	3507.47	11.54	307.0711
C17	311.60	739.97	3507.47	11.54	307.0711
C18	311.60	739.97	3507.47	11.54	307.0711
C19	311.60	739.97	3507.47	11.54	307.0711
C20	311.60	739.97	3507.47	11.54	307.0711
C21	311.60	739.97	3507.47	11.54	307.0711
C22	311.60	739.97	3507.47	11.54	307.0711
C23	311.60	739.97	3507.47	11.54	307.0711
C24	311.60	739.97	3507.47	11.54	307.0711
C25	311.60	739.97	3507.47	11.54	307.0711
C26	311.60	739.97	3507.47	11.54	307.0711
C27	311.60	739.97	3507.47	11.54	307.0711
C28	311.60	739.97	3507.47	11.54	307.0711
C29	311.60	739.97	3507.47	11.54	307.0711
C30	311.60	739.97	3507.47	11.54	307.0711
C31	311.60	739.97	3507.47	11.54	307.0711
C32	311.60	739.97	3507.47	11.54	307.0711
C33	311.60	739.97	3507.47	11.54	307.0711
C34	311.60	739.97	3507.47	11.54	307.0711
C35	311.60	739.97	3507.47	11.54	307.0711
C36	311.60	739.97	3507.47	11.54	307.0711
C37	311.60	739.97	3507.47	11.54	307.0711
C38	311.60	739.97	3507.47	11.54	307.0711
C39	311.60	739.97	3507.47	11.54	307.0711
C40	311.60	739.97	3507.47	11.54	307.0711
C41	311.60	739.97	3507.47	11.54	307.0711
C42	311.60	739.97	3507.47	11.54	307.0711
C43	311.60	739.97	3507.47	11.54	307.0711
C44	311.60	739.97	3507.47	11.54	307.0711
C45	311.60	739.97	3507.47	11.54	307.0711
C46	311.60	739.97	3507.47	11.54	307.0711
C47	311.60	739.97	3507.47	11.54	307.0711
C48	311.60	739.97	3507.47	11.54	307.0711
C49	311.60	739.97	3507.47	11.54	307.0711
C50	311.60	739.97	3507.47	11.54	307.0711
C51	311.60	739.97	3507.47	11.54	307.0711
C52	311.60	739.97	3507.47	11.54	307.0711
C53	311.60	739.97	3507.47	11.54	307.0711
C54	311.60	739.97	3507.47	11.54	307.0711
C55	311.60	739.97	3507.47	11.54	307.0711
C56	311.60	739.97	3507.47	11.54	307.0711
C57	311.60	739.97	3507.47	11.54	307.0711
C58	311.60	739.97	3507.47	11.54	

OWNERS' CERTIFICATE

THE UNDERSIGNED, THE OWNERS OF THE LAND DESCRIBED IN THE ABOVE CERTIFICATE, HAVE EXAMINED THE SAME AND CERTIFY THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF THE LAND, AND THAT THE SAME IS THE PROPERTY OF THE UNDERSIGNED, AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCKS, TO BE KNOWN AS "DEERWOOD RANCH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND A PORTION OF SECTION 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CERTAIN MONUMENT, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28 BEARS S24°15'11"W, 1244.23 FEET, AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS S24°15'11"W, 1847.30 FEET, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION,

THENCE N65°52'20"W, 924.65 FEET TO A POINT;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, 40.31 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 108.87 FEET, A CENTRAL ANGLE OF 21°18'32", AND A CHORD BEARING N24°57'08"W, 67.31 FEET TO A POINT;

THENCE S62°52'40"E, 108.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28, BEING THE EAST QUARTER CORNER OF SAID SECTION 27, HAVING A RADIUS OF 664.61 FEET, A CENTRAL ANGLE OF 40°52'11", AND A CHORD BEARING AND DISTANCE OF N44°59'06"W, 455.59 FEET TO A POINT;

THENCE S62°52'40"E, 108.87 FEET TO A POINT;

THENCE N24°15'11"W, 1847.30 FEET TO THE NORTHEAST, HAVING A RADIUS OF 425.72 FEET, A CENTRAL ANGLE OF 19°08'04", AND A CHORD BEARING AND DISTANCE OF N55°24'40"W, 108.87 FEET TO A POINT;

THENCE N45°48'19"W, 301.57 FEET TO A POINT;

THENCE S20°45'42"E, 1216.80 FEET TO THE NORTHEAST, HAVING A RADIUS OF 203.71 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, ALONG SAID NORTH LINE, S89°57'10"E, 1216.80 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID NORTH LINE, N21°06'13"E, 33.97 FEET TO A POINT;

THENCE S62°52'40"E, 108.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27, HAVING A RADIUS OF 664.61 FEET, A CENTRAL ANGLE OF 40°52'11", AND A CHORD BEARING AND DISTANCE OF N44°59'06"W, 455.59 FEET TO A POINT;

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DEERWOOD RANCH
A MINOR LAND DIVISION IN SECTIONS 27 AND 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

AREA OF CITY IMPACT CERTIFICATE

THIS PLAT IS WITHIN THE AREA OF CITY IMPACT FOR DOVER, IDAHO, AND HAS BEEN EXAMINED AND APPROVED.

DATED THIS ____ DAY OF ____, 2025.

CITY OF DOVER REPRESENTATIVE

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF ____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS ____ DAY OF ____, 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR ____.

DATED THIS ____ DAY OF ____, 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE MEASUREMENTS AND CALCULATIONS AND AM SATISFIED THAT THE SAME ARE CORRECT AND ACCORDANT WITH THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF ____, 2025.

BONNER COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF ____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2025, BY

MOLLY ROBINSON, OWNER

NOTARY PUBLIC FOR THE STATE OF ____

RECORDING ADDRESS: ____

MY COMMISSION EXPIRES: ____

RECORDER'S CERTIFICATE

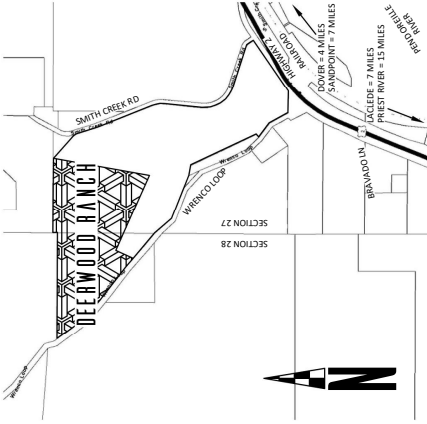
FILED THIS ____ DAY OF ____, 2025, AT ____ M.

IN BOOK ____ OF PLATS AT PAGE ____, AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER ____

INSTRUMENT NUMBER ____

BONNER COUNTY RECORDER



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN STEARNS, SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT BASED ON AN ACTUAL SURVEY OF THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT IS ACCORDANT WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

PRELIMINARY

JOHN STEARNS
OCTOBER 10, 2025
DATE

S-T-N
27 AND 28-57N-03W

CLIENT
ROBINSON

DATE
OCTOBER, 2025

PROJECT
25.097

PHONE
208.696.2017

STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2