



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountuid.gov](mailto:planning@bonnercountuid.gov) (email) [www.bonnercountuid.gov](http://www.bonnercountuid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

|        |           |
|--------|-----------|
| FILE # | RECEIVED: |
|--------|-----------|

### PROJECT DESCRIPTION:

|  |
|--|
| Name of Minor Land Division plat: STONE JOHNNY |
|--|

### APPLICANT INFORMATION:

|   |           |                 |
|---|-----------|-----------------|
| Landowner's name: ESTATE OF MOLLY K. HANSEN |           |                 |
| Mailing address: [REDACTED]                 |           |                 |
| City: PRIEST RIVER                          | State: ID | Zip code: 83856 |
| 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        |           |                 |

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

|                                   |        |           |
|-----------------------------------|--------|-----------|
| Name/Relationship to the project: |        |           |
| Company name:                     |        |           |
| Mailing address:                  |        |           |
| City:                             | State: | Zip code: |
| Telephone:                        | Fax:   |           |
| E-mail:                           |        |           |

### PARCEL INFORMATION:

|  |               |                      |                       |
|--|---------------|----------------------|-----------------------|
| Section #: 1   | Township: 56N | Range: 5W            | Parcel acreage: 49.67 |
| Parcel # (s): RP56N05W013150A, RP56N05W013301A & RP56N05W013454A |               |                      |                       |
| Current zoning: R-5  |               | Current use: RR      |                       |
| Comprehensive plan designation: RR 5-10                          |               |                      |                       |
| Within Area of City Impact:                                      |               | If yes, which city?: |                       |

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

|        |                         |   |   |
|--------|-------------------------|---|---|
| Lot #1 | Proposed acreage: 10    | Remainder   | Proposed acreage:   |
| Lot #2 | Proposed acreage: 10.09 | Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Lot #3 | Proposed acreage: 15.04 |   |   |
| Lot #4 | Proposed acreage: 14.55 |   |   |

**SITE INFORMATION:**

|  |   |
|--|---|
| Does the property contain steep slopes of 15% or greater per the USGS maps?  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Are proposed lots split by city, county, zoning, or public R-O-W boundaries?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE  | DFIRM MAP: C0860E   |
| Other pertinent information (attach additional pages if needed): _____<br>_____<br>_____<br>_____  |   |

**ACCESS INFORMATION:**

|   |  |
|---|--|
| Please check the appropriate boxes:   |  |
| <input type="checkbox"/> Private Easement   | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed            |
| <input type="checkbox"/> Public Road  | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed            |
| <input checked="" type="checkbox"/> Combination of Public Road/Private Easement   | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> 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>STONE JOHNNY ROAD, GRAVEL, COUNTY MAINTAINED. PRIVATE 30' WIDE EASEMENTS WITHIN SUBDIVISION</u><br>_____<br>_____ |  |
| List existing access and utility easements on the subject property. <u>SEE MAP</u><br>_____<br>_____  |  |

**SERVICES:**

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? WEST PEND OREILLE

**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

**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 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: \_\_\_\_\_



Date: \_\_\_\_\_

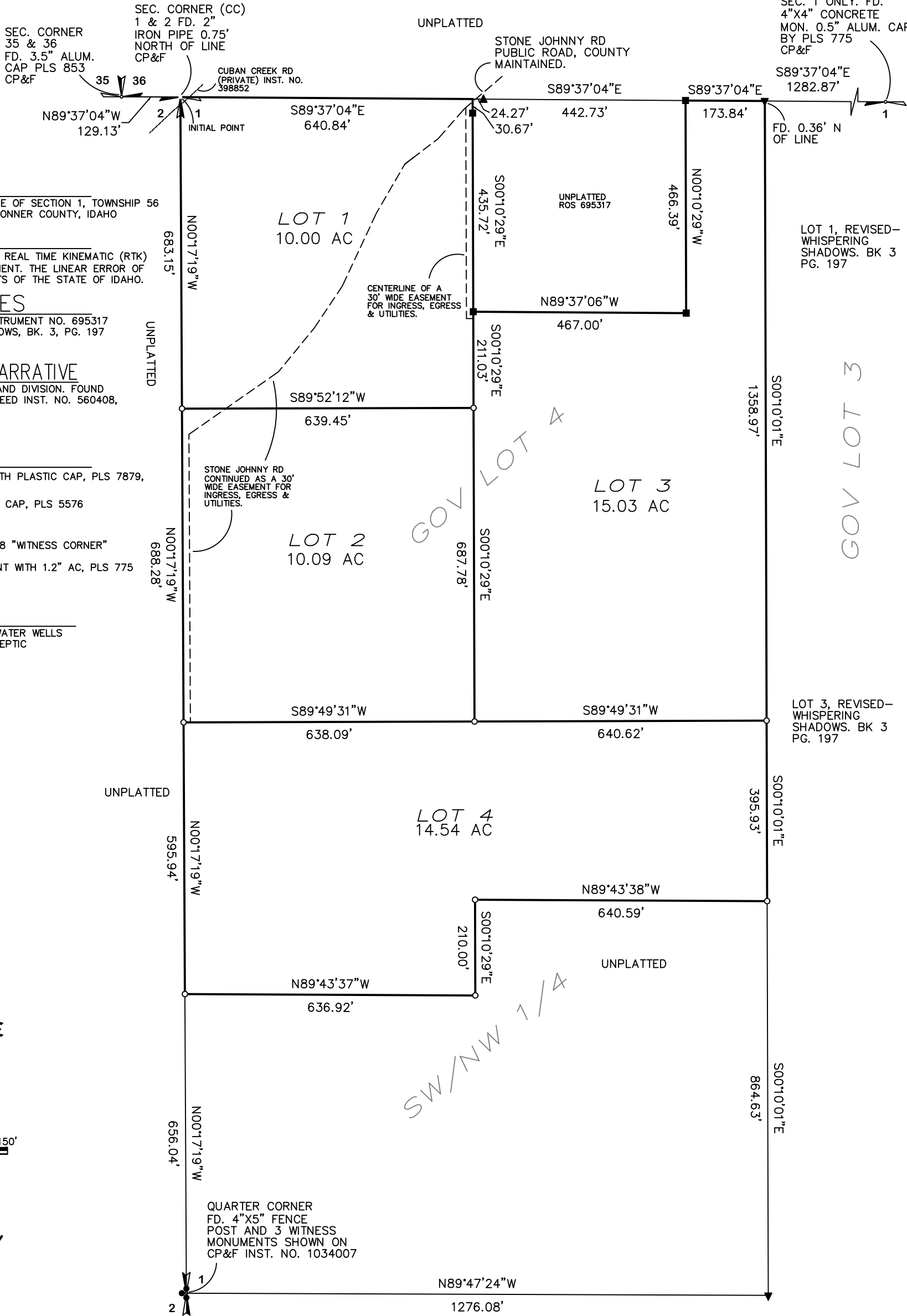
11-10-25

Landowner's signature: \_\_\_\_\_

Date: \_\_\_\_\_

# STONE JOHNNY

SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



## BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, 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

- RECORD OF SURVEY BY PLS 5576, INSTRUMENT NO. 695317
- PLAT OF REVISED - WHISPERING SHADOWS, BK. 3, PG. 197

## PURPOSE OF SURVEY/NARRATIVE

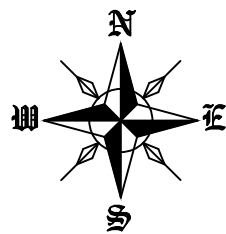
TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. FOUND MONUMENTS, REFERENCED SURVEYS AND DEED INST. NO. 560408, 924033 & 635984.

## LEGEND

- TO BE SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5576
- ▲ FOUND 5/8" REBAR, NO CAP
- FOUND 2.5" ALUM. CAP PLS 12458 "WITNESS CORNER"
- ▼ FOUND 4"x4" CONCRETE MONUMENT WITH 1.2" AC, PLS 775

## WATER/SEWER NOTE

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



SCALE 1" = 150'

150' 75' 0' 150'



STONE JOHNNY

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

DATE:  
11-20-25

SCALE:  
1"=150'

PROJ. NO.:  
1618

SHT 1 OF 2

OWNERS’ CERTIFICATE

THIS IS TO CERTIFY THAT LORI HANSEN AND KELLY BRADBURY AS CO–PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN AS TO PARCEL 2 AND THE HEIRS AND DEVISEES OF MOLLY K. HANSEN, DECEASED, AS TO PARCELS 1 AND 3, 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 “STONE JOHNNY” LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 1;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 510.00 FEET MORE OR LESS TO AN EXISTING ROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY IN A SOUTHWESTERLY DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17’ 19” WEST, 750.00 FEET MORE OR LESS TO THE POINT OF BEGINNING;

PARCEL 2;

THE WEST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;  
LESS;  
PARCEL 1 AS DESCRIBED ABOVE;  
ALSO LESS THE FOLLOWING DESCRIBED PARCEL;  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10’ 29” EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37’ 06” EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10’ 29” WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37’ 04” WEST, 467.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3;

THE EAST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;  
LESS;  
THE SOUTH 210 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;  
ALSO LESS THE FOLLOWING DESCRIBED PARCEL;  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10’ 29” EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37’ 06” EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10’ 29” WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37’ 04” WEST, 467.00 FEET TO THE POINT OF BEGINNING;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1:  
THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 640.84 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DEED INST. NO. 911028, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES;  
1. SOUTH 00 DEGREES 10’ 29” EAST, 466.39 FEET;  
2. SOUTH 89 DEGREES 37’ 06” EAST, 467.00 FEET;  
3. NORTH 00 DEGREES 10’ 29” WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 1; THENCE ALONG SAID LINE SOUTH 89 DEGREES 37’ 04” EAST, 173.84 FEET; THENCE SOUTH 00 DEGREES 10’ 01” EAST, 1754.89 FEET; THENCE NORTH 89 DEGREES 43’ 38” WEST, 640.83 FEET; THENCE SOUTH 00 DEGREES 10’ 29” EAST, 210.00 FEET; THENCE NORTH 89 DEGREES 43’ 37” WEST, 636.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17’ 19” WEST, 1967.37 FEET TO THE INITIAL POINT.

SUBJECT TO AND TOGETHER WITH EASEMENTS 30.00 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES DEDICATED AND SHOWN HEREON

LORI HANSEN, CO–PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

KELLY BRADBURY, CO–PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

STONE JOHNNY

SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED LORI HANSEN AND KELLY BRADBURY, AS CO–PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN 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. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES OR ANY PART, AS DISCLOSED IN DEED FROM HUMBIRD LUMBER COMANY, A CORPORATION, RECORDED DECEMBER 30, 1942, AS INST. NO. 9720, BOOK 67 OF DEEDS, PAGE 72
2. AN EASEMENT FOR INGRESS AND EGRESS RECORDED MARCH 15, 1994 AS INST. NO. 442019
3. AN EASEMENT FOR UNDERGROUND, BURIED ELECTRICAL LINE AND/OR CONDUIT RECORDED AUGUST 22, 2005 AS INST. NO. 684903 AND AS CORRECTED FEBRUARY 8, 2006 AS INST. NO. 697803
4. RECORD OF SURVEY RECORDED DECEMBER 29, 2005 AS INST. NO. 695317

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 1, TOWNSHIP 56 NORTH, RANGE 5 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 “STONE JOHNNY” 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: \_\_\_\_\_

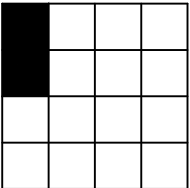
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER’S  
CERTIFICATE

S.1, T.56N., R.5W., B.M.



STONE JOHNNY

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

DATE: 11-20-25  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1618  
CAD FILE: S-KNOX-STONE JOHNNY  
SHT 2 OF 2