

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 #

MLD00073-25

RECEIVED:

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NOV 11 2025

Bonner County
Planning Department

PROJECT DESCRIPTION:

Name of Minor Land Division plat: ~~TRAILS END TRACTS~~ HIGHWOOD ESTATES

APPLICANT INFORMATION:

Landowner's name: ROBERT GONZALEZ

Mailing address

City: KATHLEEN

State: GA

Zip code: 31047

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: GORDON DOBLER

Company name: DOBLER ENGINEERING

Mailing address: PO BOX 3181

City: HAYDEN

State: ID

Zip code: 83835

Telephone:

Fax: 208 755-9732

E-mail: gordon@doblerengineering.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 #: 23

Township: 54N

Range: 3W

Parcel acreage: 20.00

Parcel # (s): RP54N03W239152A

Current zoning: RURAL 5 (R-5)

Current use: RESIDENTIAL

Comprehensive plan designation: RURAL RESIDENTIAL

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 5.0	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.0	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: 5.0		
Lot #4	Proposed acreage: 5.0		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.	<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 type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

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 checked="" 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: TWO LOTS WILL ACCESS TRAILS END RD. THE TWO REMINING LOTS WILL BE ACCESSED BY A 20' WIDE GRAVEL DRIVEWAY, LOCATED IN A 60' WIDE ACCESS AND UTILITY EASEMENT. GRADES WILL NOT EXCEED 10%

List existing access and utility easements on the subject property. _____

SEE PLAT MAP

SERVICES:

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? SAGLE

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: INDIVIDUAL SEPTIC WITH DRAIN FIELD TO BE LOCATED ON EACH PARCEL. LOCATION AND TYPE OF DRAINFIELD TO BE APPROVED BY PANHANDLE HEALTH DISTRICT AT BUILDING PERMIT

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: INDIVIDUAL WELLS WILL BE LOCATED ON EACH LOT
LOCATION AND CONSTRUCTION WILL BE PER PHD AND IDWR REQUIREMENTS

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

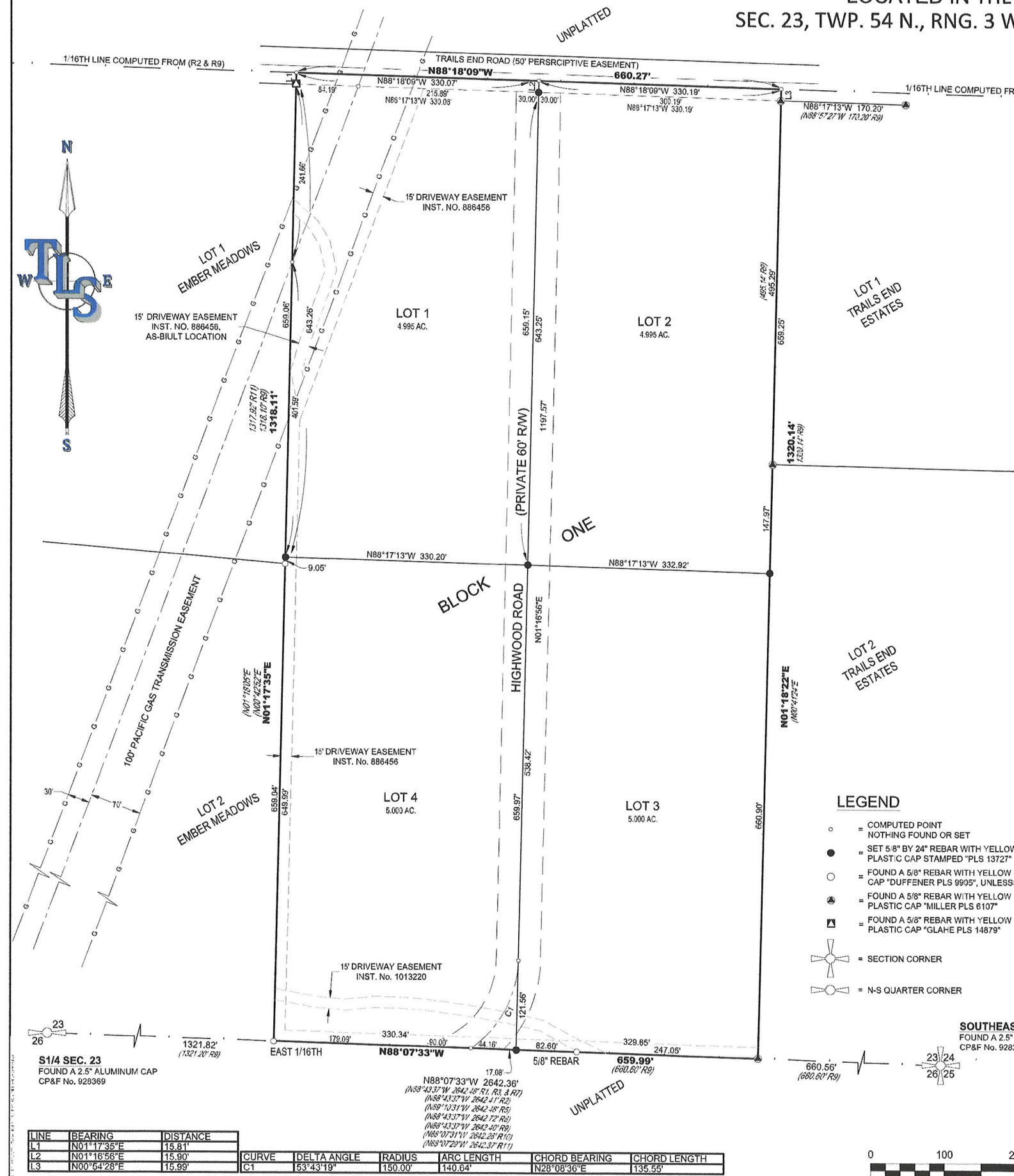
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Robert Gonzalez Date: 11/13/2025

Landowner's signature: _____ Date: _____

HIGHWOOD ESTATES
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INST.# _____



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE (NAD83). ALL BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED ON THIS COORDINATE SYSTEM. ALL DISTANCES ARE AT GROUND MEASUREMENTS, US SURVEY FEET.

SURVEYOR'S NARRATIVE

PURPOSE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PARCEL INTO FOUR LOTS THROUGH THE MINOR LAND DIVISION PROCESS

BOUNDARY
THIS BOUNDARY IS THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 23 AND BOUNDED BY PREVIOUS PLATS, EMBER MEADOWS (R-11) ON THE WEST AND TRAILS END ESTATES (R-9) ON THE EAST. WE FOUND AND HELD THE MONUMENTS ON THE EAST LINE OF R-11 (OUR WEST LINE) AND THE MONUMENTS ON THE WEST LINE OF R-9 (OUR EAST LINE) AND WE HELD THE SOUTH LINE OF SECTION 23 FOR OUR SOUTH LINE. THE MONUMENTS WE FOUND MATCHED THE RECORDS WELL.

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED NOVEMBER 2025.
- 2) THIS SURVEY WAS PERFORMED WITH A 5 GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

REFERENCES

- R-1) RECORD OF SURVEY, BY ALAN V. KIEBERT PLS 974, **INSTRUMENT NO. 221517**, NOVEMBER, 1979.
R-2) RECORD OF SURVEY, BY MICHAEL P. RHODES, PLS 7163, **INSTRUMENT NO. 540344**, FEBRUARY, 1999.
R-3) RECORD OF SURVEY, BY DAN I. PROVOLT, PLS 7879, **INSTRUMENT NO. 629560**, JULY 2003.
R-4) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 802514**, DECEMBER 2010.
R-5) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS 14878, **INSTRUMENT NO. 876082**, JULY 2015.
R-6) RECORD OF SURVEY, BY MARK W. DUFFNER, PLS 9905, **INSTRUMENT NO. 878197**, AUGUST 2015.
R-7) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 895559**, SEPTEMBER 2016.
R-8) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 414087**, NOVEMBER 2017.
R-9) PLAT OF TRAILS END ESTATES, BY LANCE G. MILLER, PLS 6107, **INSTRUMENT NO. 962781**, AUGUST 2020.
R-10) HAPPY TRAILS SUBDIVISION, BY RON C. HEIDEMANN, PLS 17407, **INSTRUMENT NO. 963559**, AUGUST 2020.
R-11) PLAT OF EMBER MEADOWS, BY MATTHEW B. MAYBERRY, PLS 8962, **INSTRUMENT NO. 1033033**, MAY 2024.
R-12) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS 14879, **INSTRUMENT NO. 1049969**, JULY 2025.

LEGEND

- = COMPUTED POINT
- = NOTHING FOUND OR SET
- = SET 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 13727"
- = FOUND A 5/8" REBAR WITH YELLOW PLASTIC CAP "DUFFNER PLS 9905", UNLESS NOTED
- = FOUND A 5/8" REBAR WITH YELLOW PLASTIC CAP "MILLER PLS 6107"
- = FOUND A 5/8" REBAR WITH YELLOW PLASTIC CAP "GLAHE PLS 14879"
- ✕ = SECTION CORNER
- ⊕ = N-S QUARTER CORNER

PRELIMINARY



11-14-25

S1/4 SEC. 23
FOUND A 2.5" ALUMINUM CAP
CP&F No. 929369

LINE	BEARING	DISTANCE
L1	N01°17'35"E	15.81'
L2	N01°16'56"E	15.90'
L3	N00°54'28"E	15.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°43'19"	150.00'	140.64'	N28°08'36"E	135.55'

SOUTHEAST SEC. 23
FOUND A 2.5" ALUMINUM CAP
CP&F No. 928370



NWNE
23
SWSE

HIGHWOOD ESTATES
indexing information
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER
COUNTY, IDAHO

NAME: MLD-HIGHWOOD.dwg PROJECT NUMBER: 2565
SIZE: 18x27 SCALE: 1:100 LAST EDIT: 11/14/2025
DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 2

TRUE LINE SURVEYING
11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 : tom@truelineonline.com

HIGHWOOD ESTATES
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY,
IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT: ROBERT E. GONZALEZ, HEREBY CERTIFY THAT HE OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "HIGHWOOD ESTATES"

LEGAL DESCRIPTION

THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION23, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M. BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS N88°07'33"W 2642.36 FEET,
THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 23, N88°07'33"W 660.56 FEET TO SOUTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°07'33"W 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2;
THENCE ALONG THE WEST LINE OF SAID W1/2, ALSO BEING THE EAST LINE OF THE PLAT OF EMBER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, N01°17'35"E 1318.11 FEET TO THE NORTHWEST CORNER OF SAID W1/2;
THENCE ALONG THE NORTH LINE OF SAID W1/2, S88°18'09"E 660.27 FEET TO THE NORTHEAST CORNER OF SAID W1/2;
THENCE ALONG THE EAST LINE OF SAID W1/2, ALSO BEING THE WEST LINE OF THE PLAT OF TRAILS END ESTATES, FILED IN BOOK 15 OF PLATS AT PAGE 47, BONNER COUNTY RECORDS, S01°18'22"W 1320.14 FEET TO THE **TRUE POINT OF BEGINNING**;
CONTAINING 19.99 ACRES.

- SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
- WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
- A 60' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS HIGHWOOD ESTATES IS HEREBY GRANTED TO SERVE LOTS 1-4.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME PERSONALLY APPEARED ROBERT E. GONZALEZ, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE OWNER. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN,

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HIGHWOOD ESTATES 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____.

HEALTH DISTRICT APPROVAL
SANITARY RESTRICTION(S), 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 IR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

RECORDER'S CERTIFICATE

BOOK _____, PAGE _____,
INST.# _____

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC

ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.,

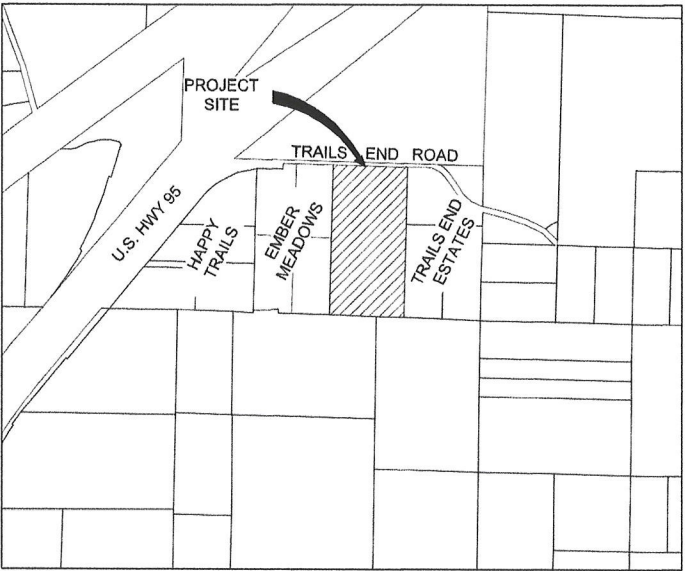
RECORDED IN PLAT BOOK _____, AT PAGES _____

AS INSTRUMENT NO. _____,

FEE: _____

COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: _____ DEPUTY



VICINITY MAP
1" = 1000'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

PRELIMINARY



THOMAS A. YEISER PLS 13727

DATE

11-14-25

NW	NE	HIGHWOOD ESTATES indexing information LOCATED IN THE SE1/4 OF THE SE1/4 OF SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO NAME: MLD-HIGHWOOD.dwg PROJECT NUMBER: 2565 SIZE: 18x27 SCALE: 1:100 LAST EDIT: 11/14/2025 DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 2	
23			
SW	SE		

11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 : tom@truelineonline.com