



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 #

MLD0018-25

RECEIVED:

RECEIVED
MAR 24 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: RUMBLE ROCK

APPLICANT INFORMATION:

Landowner's name: DERRICK & JANA E PETERSON

Mailing address: [REDACTED]

City: SAGLE

State: ID

Zip code: 83860

Telephone:

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 PROVOLTLANDSURVEYING@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 #: 16

Township: 56N

Range: 2W

Parcel acreage: 3.7

Parcel # (s): RP024790000010A

Current zoning: SUBURBAN

Current use: SUB

Comprehensive plan designation: SUB

Within Area of City Impact: Yes No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:

This application is for :

Lot #1	Proposed acreage: 1	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 1	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: 1.7		
Lot #4	Proposed acreage:		

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) 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 checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0950E
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 checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input 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>DAVIS ROAD, VARIABLE R/W WIDTH</u> _____ _____	
List existing access and utility easements on the subject property. _____ SEE APPLICATION MAPS _____	

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: TYPICAL SEPTIC SYSTEMS

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

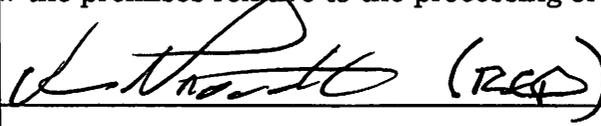
Proposed Community System

Individual well

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

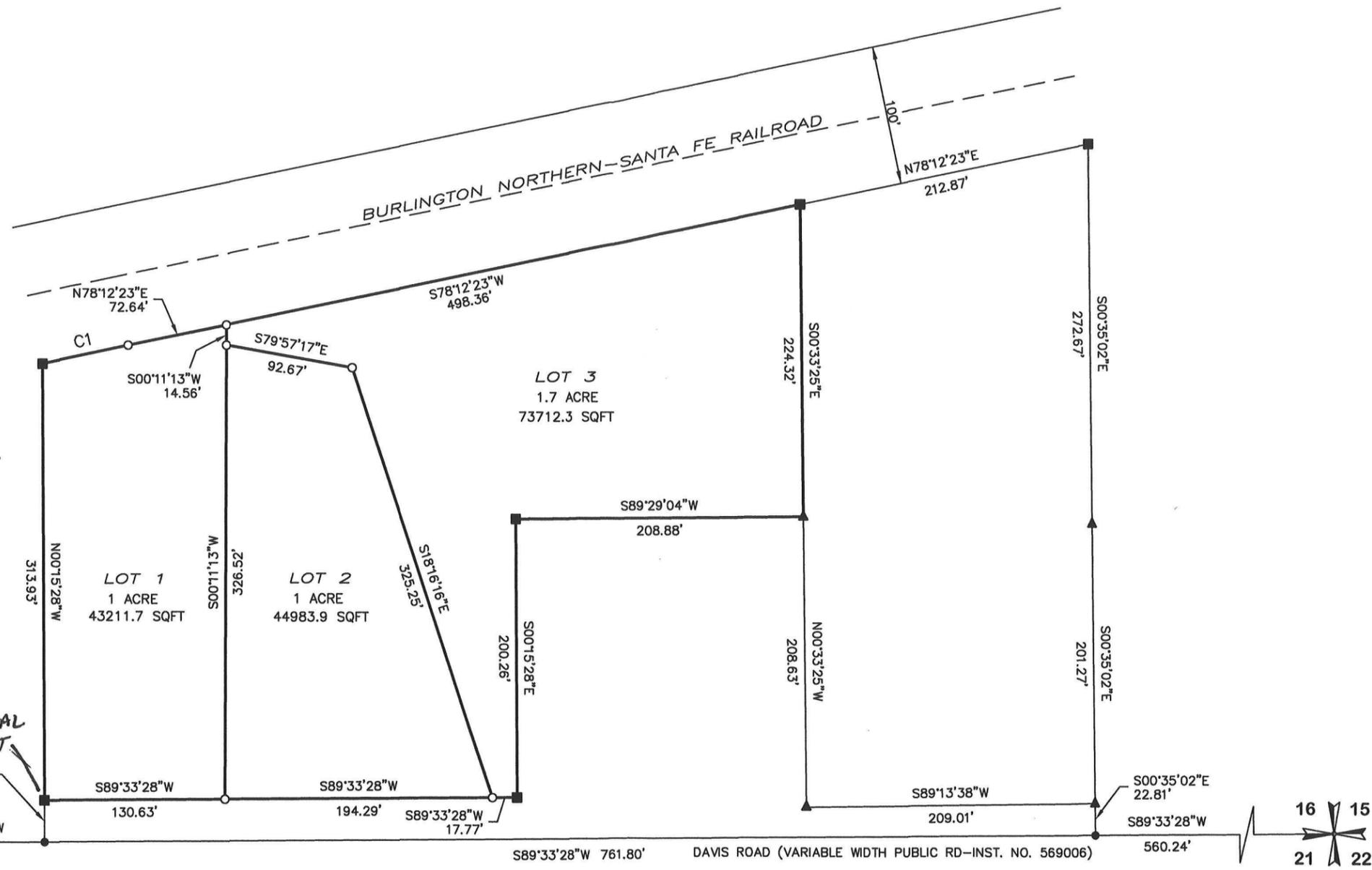
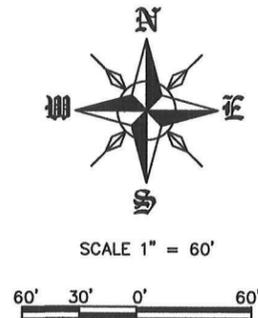
Landowner's signature:  (REQ) Date: 3.24.25

Landowner's signature: _____ Date: _____

RUMBLE ROCK

A REPLAT OF LOT 1, DECKER LOTS

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882
- CALCULATED POINT, NOTHING FOUND OR SET

INITIAL POINT
S00°14'57"E
30.01'

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "DECKER LOTS", RECORDED IN BOOK 6 OF PLATS, PAGE 101, 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. PLAT OF DECKER LOTS, BOOK 6 PAGE 101, RECORDS OF COUNTY, IDAHO

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY SHARED WELL
SEWER SERVICE PROVIDED BY PRIVATE SEWER

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF LOT 1, DECKER LOTS. REFERENCED SURVEYS AND FIELD TIES WERE USED TO CALCULATE THE PROPERTY BOUNDARIES



RUMBLE ROCK

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

DATE:
03-13-25
SCALE:
1"=60'
PROJ. NO.:
1584
SHT. 1 OF 2

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5725.41'	63.45'	63.45'	N77°53'41"E	0°38'06"

RUMBLE ROCK

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SANITARY RESTRICTIONS

TBD

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DERRICK A PETERSON AND JANA M PETERSON, HUSBAND AND WIFE, 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 "RUMBLE ROCK" LOCATED IN A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1, DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

DERRICK A PETERSON

JANA M PETERSON

NOTES

SUBJECT TO THE FOLLOWING:

1. AGREEMENT BETWEEN JAMES S. DECKER AND RANDY M CHAVEZ & PEAL E CHAVEZ FOR THE PURPOSE OF A WATER WELL AND PUMP USE RECORDED JANUARY 2, 1991 AT INST. NO. 384926
2. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 2000 AT INST. NO. 559995
3. OFFICIAL PLAT OF DECKER LOTS, RECORDED IN BOOK 6 OF PLATS, PAGE 101, RECORDS OF BONNER COUNTY, IDAHO.

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____.

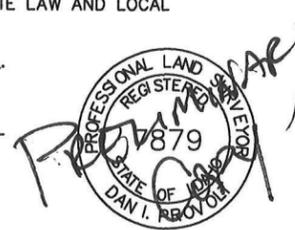
CHAIR, BOARD OF COUNTY COMMISSIONERS

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 16, TOWNSHIP 56 NORTH, RANGE 2 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



ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DERRICK A PETERSON AND JANA M PETERSON, 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "RUMBLE ROCK" 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

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

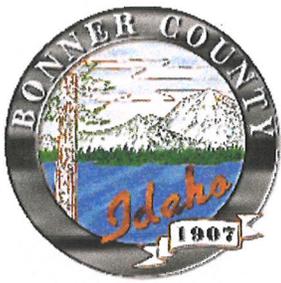
RECORDER'S
CERTIFICATE

S.16, T.56N., R.2W., B.M.

RUMBLE ROCK

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

DATE: 03-13-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1584
CAD FILE: S-MLD-PETERSON
SHT. 2 OF 2



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 # MLD0037-23	RECEIVED: RECEIVED AUG 03 2023 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: TYLER'S PLACE

APPLICANT INFORMATION:

Landowner's name: TYLER AND NICOLE FAVOR		
Mailing address: [REDACTED]		
City: SAGLE	State: ID	Zip code: 83860
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 #: 5	Township: 55N	Range: 2W	Parcel acreage: 3.8
Parcel # (s): RP01746000020A			
Legal description: LOT 2 OF KELLER'S COVE BK 16 PG 82			
Current zoning: SUBURBAN		Current use: TRANSITION	
What zoning districts border the project site?			

North:SUB	East:R-5
South:SUB	West:RSC
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:3.8-5 AC RESIDENTIAL	
South:5-12 AC BARE	
East:5 AC RESIDENTIAL	
West:3 AC CEMETARY	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>FROM SAGLE TRAVEL SOUTH ON HWY 95 FOR 4.7 MILES TURN LEFT ON LOGGERS LANE</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:1.07	1:1.7
Lot #2	Proposed acreage:1.05	1:1.7
Lot #3	Proposed acreage:1.67	1:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>3.8 ACRE LOT INTO 3 LOTS OF 1, 1 & 1.7 ACRES</u>		

SITE INFORMATION:

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: <u>FLAT, NO SLOPE OR OUTCROPPINGS</u>	

Water courses (lakes, streams, rivers & other bodies of water): <u>NONE</u>	

Springs & wells: <u>1 WELL ON PROPERTY</u>	

Existing structures (size & use): 1 HOUSE ON PROPOSED LOT 2

Land cover (timber, pastures, etc): 80% TIMBER COVERAGE

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0950E

Other pertinent information (attach additional pages if needed): _____

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: LOGGERS LANE, 25' WIDE EASEMENT, DIRT/GRAVEL

Public Road Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Combination of Public Road/Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

SEE PLAT MAP

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership:

Individual system - List type: TYPICAL

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

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

Yes No

Water will be supplied by:

Existing public or community system - List name of provider:

Proposed Community System - List type & proposed ownership: LOT OWNERS, 1 OR 2 WELLS

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Which power company will serve the project site? AVISTA

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: 7-30-23

Landowner's signature: _____ Date: _____

TYLER'S PLACE

A REPLAT OF LOT 2, KELLER'S COVE, BK. 16, PG. 82
SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT TYLER JOHN FAVOR AND NICOLE SKY FAVOR, 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 "TYLER'S PLACE", LOCATED IN A PORTION OF THE NORTHEAST QUARTER SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 2 OF KELLER'S COVE, ACCORDING TO THE PLAT RECORDED IN BOOK 16 OF PLATS AT PAGE 82, OFFICIAL RECORDS OF BONNER COUNTY, IDAHO.

TYLER JOHN FAVOR

NICOLE SKY FAVOR

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED TYLER JOHN FAVOR AND NICOLE SKY FAVOR 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

PANHANDLE HEALTH DISTRICT 1

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

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

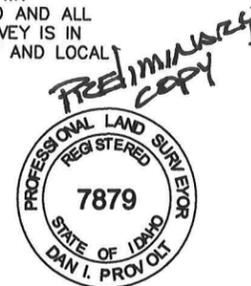
BONNER COUNTY PLANNING DIRECTOR

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 5, TOWNSHIP 55 NORTH, RANGE 2 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 COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, 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

PLAT NOTES

SUBJECT TO THE FOLLOWING:

1. NEGATIVE EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND ACCESS RIGHTS CONTAINED IN THE DEED TO THE STATE OF IDAHO RECORDED JULY 17, 1952 AT INST. NO. 42707.
2. AN EASEMENT GRANTED TO PACIFIC GAS TRANSMISSION COMPANY RECORDED DECEMBER 24, 1959 AT INST. NO. 73761.
3. NOTICE OF LOCATION, DATED FEBRUARY 9, 1962 AT INST. NO. 83967.
4. NOTICE OF LOCATION, AMENDING DESCRIPTION OF THE EXISTING RIGHT OF WAY RECORDED JULY 25, 1979 AT INST. NO. 217058.
5. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OBLIGATIONS, IF ANY, INCLUDING BUT NOT LIMITED TO AN APPURTENANT EASEMENT, CONTAINED IN WARRANTY DEED RECORDED JANUARY 26, 1977 AT INST. NO. 183370.
6. COVENANTS, CONDITIONS, AND RESTRICTIONS, AND EASEMENTS OMITTING ANY THAT VIOLATE 42 USC 3604 (c) OR ANY OTHER ORDINANCE, STATUTE OR REGULATION RECORDED MAY 11, 1995 AT INST. NO. 465078 AND MODIFIED IN PART BY INSTRUMENT RECORDED OCTOBER 15, 1996 AT INST. NO. 493516
7. RECORD OF SURVEY RECORDED JUNE 8, 1995 AT INST. NO. 466342.
8. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED DECEMBER 11, 1997 AT INST. NO. 515651
9. PLAT OF KELLER'S COVE, BOOK 16 OF PLATS, PAGE 82, RECORDS OF BONNER COUNTY, IDAHO
10. WATER WILL BE PROVIDED BY COMMUNITY WELL
11. SEWER WILL BE PROVIDED BY INDIVIDUAL DRAIN FIELD

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "TYLER'S PLACE" 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

S.5, T.55N., R.2W., B.M. 	SHEET TITLE: TYLER'S PLACE	DATE: 07-25-23 SCALE: NONE DRAWN: JP
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	PROJ. NO.: 1466 SHT. 2 OF 2