

# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0015-22	RECEIVED:  February 14, 2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wyatt's Wish Blanchard Addition
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### APPLICANT INFORMATION:

Landowner's name: Alan M. Kelly K. Corning		
Mailing address: PO Box 136		
City: Blanchard	State: ID	Zip code: 83804
Telephone: 509-671-3666	Fax:	
E-mail: <a href="mailto:alancorning@frontier.com">alancorning@frontier.com</a>		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: <a href="mailto:jowens@jasewell.com">jowens@jasewell.com</a>		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 20	Township: 54N	Range: 05W	Parcel acreage: 7.35
Parcel # (s): RP54N05W202000A			
Legal description: 20-54N-5W TAX 18			
Current zoning: Rural Service Center		Current use: Resort Community	
What zoning districts border the project site?			

North:Rural Service Center	East:Rural Service Center
South:Suburban	West:Recreation & Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Residential	
South:Residential	
East:Residential	
West:Residential	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Take Hwy 41 West until Blanchard, Turn left on to Geaudreau Lane, Turn Right on Rusho Lane and parcel will be on right.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:1.79	
Lot #2	Proposed acreage:2.00	
Lot #3	Proposed acreage:2.00	
Lot #4	Proposed acreage:2.00	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>3 two acre parcels and one 1.79 acre parcel.</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:	
Flat	
Water courses (lakes, streams, rivers & other bodies of water):	<u>N/A</u>
Springs & wells:	<u>n/a</u>

Existing structures (size & use): Vacant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): Pasture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No Source of information: fws.gov

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C1100E

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Railroad Ave, Geaudreau Lane and Rusho Lane are all County Maintained Roads.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
\_\_\_\_\_  
\_\_\_\_\_

**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: Septic with drainfield to be installed by lot owner

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: Blanchard Community Water System

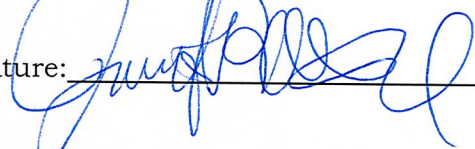
Proposed Community System - List type & proposed ownership: \_\_\_\_\_

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? Northern Lights

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.

*Representative*  
Landowner's signature:  Date: 2/14/2008  
Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# WYATT'S WISH BLANCHARD ADDITION

## SECTION 20, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF WYATT'S WISH BLANCHARD ADDITION 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### 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 COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ALAN M. CORNING AND KELLY K. CORNING, 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 AS SHOWN HEREON AND TO BE KNOWN AS "WYATT'S WISH BLANCHARD ADDITION", LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST SECTION CORNER OF SAID SECTION 20, THENCE S2°40'11"W, ALONG THE NORTH-SOUTH SECTION LINE OF SAID SECTION 20, 2115.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RAILROAD AVENUE; THENCE N65°05'51"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RAILROAD AVENUE, 1041.94 FEET TO THE NORTHWEST CORNER OF BONNER COUNTY PARCEL NO. RP54N05W202090A (T-17) AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 801878, RECORDED ON NOVEMBER 18TH, 2010 BY PLS NO. 6374, RECORDS OF BONNER COUNTY, IDAHO; THENCE S24°54'09"W, 318.66 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RUSHO LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF RUSHO LANE THE FOLLOWING THREE (3) COURSES, 1) N56°06'22"W, 1251.74 FEET, 2) ALONG A TANGENT CURVE TO THE RIGHT, 374.44 FEET (RADIUS = 1775.00 FEET, DELTA = 12°05'12", CHORD = N50°03'46"W, 373.74 FEET), 3) N44°01'10"W, 246.77 FEET TO THE EASTERLY RIGHT-OF-WAY OF BLANCHARD ELK ROAD; THENCE N39°13'11"E, ALONG SAID EASTERLY RIGHT-OF-WAY OF BLANCHARD ELK ROAD, 102.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF RAILROAD AVENUE (SAID POINT BEARS S2°15'36"E, 901.41 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 20); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF RAILROAD AVENUE THE FOLLOWING TWO (2) COURSES, 1) ALONG A NON-TANGENT CURVE TO THE LEFT, 1359.71 FEET (RADIUS = 5679.65 FEET, DELTA = 13°43'00"E, CHORD = S58°14'55"E, 1356.47 FEET), 2) S65°06'25"E, 455.51 FEET TO THE NORTHWEST CORNER OF SAID BONNER COUNTY PARCEL NO. RP54N05W202090A (T-17) AND THE POINT OF BEGINNING.

PORTIONS DEDICATED AS PUBLIC RIGHT-OF-WAY TO BONNER COUNTY AS SHOWN ON SHEET 3 HEREIN AND AS FOLLOWS:  
 - 5' STRIP ALONG RUSHO LANE  
 - 30' ALONG GEAUDREAU LANE  
 - VARIABLE WIDTH ALONG RAILROAD AVENUE

\_\_\_\_\_  
ALAN M. CORNING

\_\_\_\_\_  
KELLY K. CORNING

### OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, ALAN CORNING AND KELLY CORNING, HUSBAND AND WIFE, 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: \_\_\_\_\_

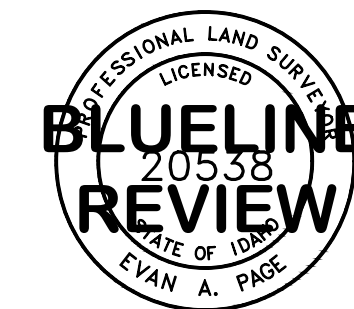
MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### 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 20, TOWNSHIP 54 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.



\_\_\_\_\_  
EVAN A. PAGE, PLS NO. 20538

### SUBJECT TO INSTRUMENT NO.

- PIPELINE & UTILITY EASEMENT, RECORDED ON SEPTEMBER 18, 1981. (INSTRUMENT NO. 247220, RECORDS OF BONNER COUNTY, IDAHO). NON-PLOTTABLE
- RESERVATION OF MINERALS, RECORDED ON SEPTEMBER 18, 1981. (INSTRUMENT NO. 247220, RECORDS OF BONNER COUNTY, IDAHO).

### NOTES

- SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM
- WATER SERVICE IS TO BE PROVIDED BY BLANCHARD COMMUNITY WATER CO-OP

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M.  
AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

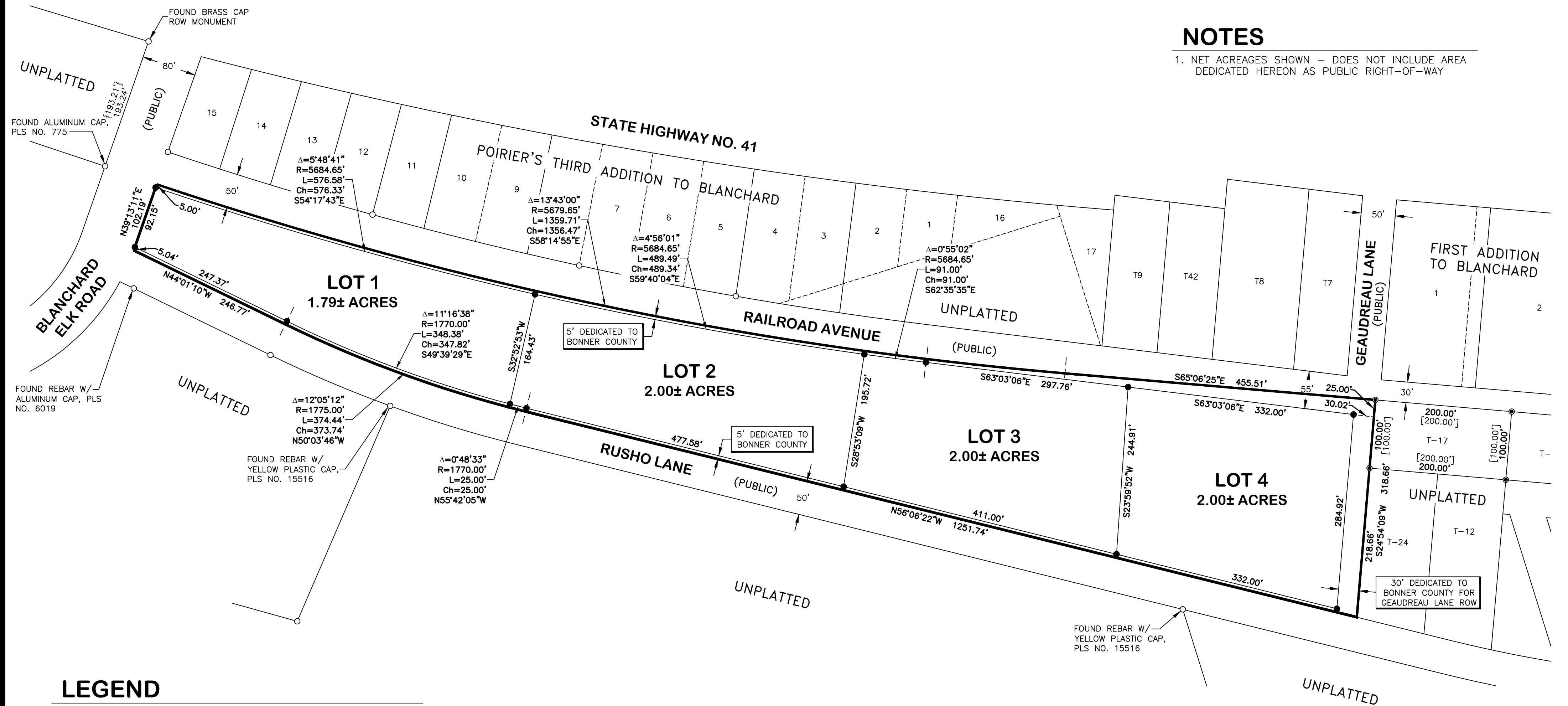


SECTION 20, TWP 54N, RNG 5W, B.M.	SHEET TITLE: <b>WYATT'S WISH BLANCHARD ADDITION</b>	DATE: 1-19-22
		SCALE: NONE
James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626		CHECKED: EAP
		FILE NO. CORNING-MLD-2022
		SHT 1 OF 3



# WYATT'S WISH BLANCHARD ADDITION

## SECTION 20, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

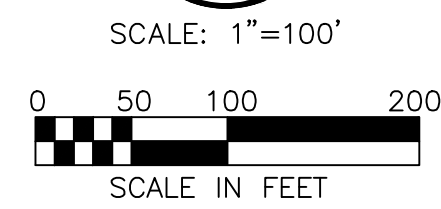
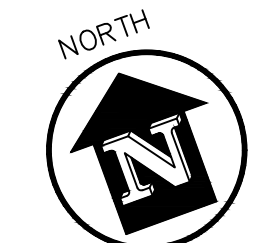


### NOTES

1. NET ACREAGES SHOWN - DOES NOT INCLUDE AREA DEDICATED HEREON AS PUBLIC RIGHT-OF-WAY

### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- ..... FOUND 1" PIPE, UNLESS OTHERWISE NOTED
- ..... FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 12110, UNLESS OTHERWISE NOTED
- ( ) ..... INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 15516, RECORDED AS INSTRUMENT NO. 942991. RECORDS OF BONNER COUNTY, IDAHO.
- [ ] ..... INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 6374, RECORDED AS INSTRUMENT NO. 801878. RECORDS OF BONNER COUNTY, IDAHO.
- { } ..... INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 6019, RECORDED AS INSTRUMENT NO. 417825. RECORDS OF BONNER COUNTY, IDAHO.



RECORDER'S CERTIFICATE



	SECTION 20, TWP 54N, RNG 5W, B.M.	SHEET TITLE: <b>WYATT'S WISH BLANCHARD ADDITION</b>	DATE: 1-19-22 SCALE: NONE
		James A. Sewell and Associates, Inc. CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB CHECKED: EAP PROJ. NO.: 41-19-003 FILE NO.: CORNING-MD-2022

SHT. 3 OF 3