



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 #	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Clagstone 30 Estates
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APPLICANT INFORMATION:

Landowner's name: Ela Contruction, LLC		
Mailing address: PO Box 986		
City: Hayden	State: Idaho	Zip code: 83835
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Josh Bagley		
Company name: h2 Surveying and Engineering, LLC		
Mailing address: PO Box 2916		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: (208) 772-6600	Fax:	
E-mail: jbagley@h2survey.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Nancy Nick		
Company name: High Trail Consulting on behalf of h2 Surveying		
Mailing address: c/o PO Box 2916		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: (208) 659-2525	Fax:	
E-mail: nancy@hightrailconsulting.com		

PARCEL INFORMATION:

Section #: 24	Township: 54N	Range: 5W	Parcel acreage: 35
Parcel # (s): RP54N05W247800A			
Legal description: W 1/2 of the SE 1.4 of S 24, T54N, R05W, Boise Meridian, Bonner County, Idaho lying NW of the County Road			
Current zoning: R-5	Current use: Rural		
What zoning districts border the project site? R-5 and A/F (10)			

North: R-r	East: R-5
South: R-5	West: R-5 and A/F (10)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Single Family Residence with Several Outbuildings	
South: Single Family Residence with Shop/Garage	
East: NE Corner Single Family Dwelling with Several Outbuildings and SE Corner Single Family Residence with Attached Garage	
West: Single Family Dwelling with Detached Shop/Garage	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint, Ebbett Way and No Boyer Road to Fifth Ave/US Rte. 2 E. Follow US 95, Take Granite Loop Road to Clagstone Road Kelso Lake Road, Right at Cut-Off Road/Granite Loop Cutoff Road, Slight Right onto Granite Loop Road, Left to Stay on Granite Loop Road, Slight Left to Granite Loop Road, Left to Stay on Granite Loop Road, Right onto Clagstone Road/Kelso Lake Road, Property on the Right	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5 +/-	.94
Lot #2	Proposed acreage: 5 +/-	.93
Lot #3	Proposed acreage: 5 +/-	.93
Lot #4	Proposed acreage: 15 +/-	.93
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Subdivide one 30 acre parcel in to three 5 acre parcels and one 15 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: Slightly rolling, heavily treed	
Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u>	
Springs & wells: _____ Private well existing for residence	

Existing structures (size & use): _____

Single Family Dwelling with Attached Garage and an outbuilding/shop

Land cover (timber, pastures, etc): Heavily Timbered

Are wetlands present on site? Yes No

Source of information: Natl Wetland Map/FIRMette

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:

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: Gravel, Clagstone Road, 24'

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:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> All lots to have individual Septice in accordance with Panhandle Health _____
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual well</u> Proposed Lot one has an individual well, propose Lots 2 - 4 will have individual wells
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? Inland Power and Light	

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: _____

Landowner's signature: _____ Date: _____

AUTHORIZATION LETTER



Know all men by these presents that the undersigned does hereby authorize h2 to formally act on my behalf with respect to all matters relating to:

Project: Clagstone 35 Estates

Located at: 627 Clagstone Road, Spirit Lake, Idaho

With this authorization, h2 has authority to fully represent this project, and the land owner/owner(s) when dealing with permitting agencies, and all matters that are associated with the process required to complete this project, but the signee of this document agrees that h2 is not legally responsible for this project. Further, by signing this document, the signee hereby agrees that they are the legal owner of the property/project stated above, and do hereby authorize h2 to perform their contractual duties.

Property Owner (Printed Name): Ela Construction, LLC

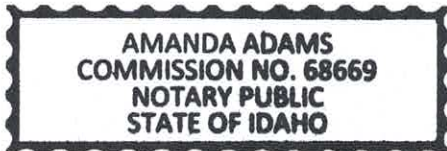
Property Owner (Signature): *Warren K. Ela* Date: 6-26-23
Warren K. Ela, Member

Property Owner (Signature): _____ Date: _____

NOTARY: On 6/26/2023 (date) I personally witness the above noted party(ies) execute this document authorizing h2 to work on their behalf for all matter relating to this project.

Subscribed and sworn to before me this 26 day of June, 2023.

(stamp)



Amanda Adams
Notary Public in and for the State of Idaho

My Commission Expires: 4/17/2029

CLAGSTONE 35 ESTATES

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT ELA CONSTRUCTION, LLC. IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCK AS HEREIN PLATTED, TO BE KNOWN AS CLAGSTONE 35 ESTATES.

ALL THAT PORTION OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST OF THE BOISIE MERIDIAN, BONNER COUNTY, IDAHO, LYING NORTHWESTERLY OF THE COUNTY ROAD.

CONTAINING 1,350,664 SQUARE FEET, OR 31.007 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

GRANTING:

30' ACCESS & UTILITY EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT.

10' ACCESS EASEMENTS, ADJACENT TO CLAGSTONE ROAD AND BLANCHARD CUTOFF ROAD, AS SHOWN ON THE FACE OF THIS PLAT.

UTILITY EASEMENT SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE AND SAFE OPERATION OF SAME.

DEDICATING:

25' OF RIGHT-OF-WAY, AS SHOWN ON THE FACE OF THIS PLAT, TO THE PUBLIC IN THE NAME OF BONNER COUNTY.

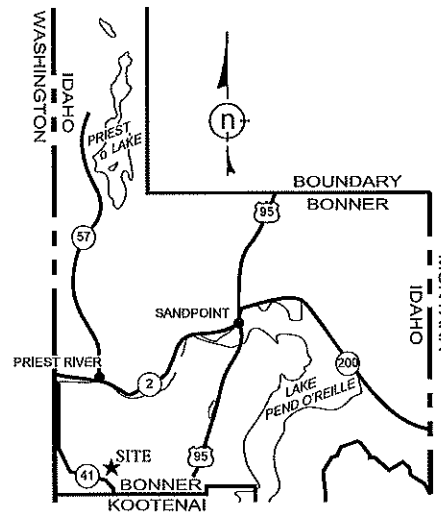
BE IT FURTHER KNOWN THAT:

WATER SERVICE FOR ALL LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.

SANITARY SEWER SERVICE FOR ALL LOTS WILL BE PROVIDED BY AN INDIVIDUAL SEPTIC SYSTEMS.

WARREN K. ELA, MEMBER
ELA CONSTRUCTION, LLC.

DATE _____



VICINITY MAP

NTS

ACKNOWLEDGMENT

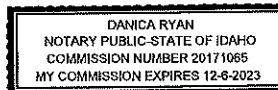
STATE OF _____)
COUNTY OF _____) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2023.

BY: WARREN K. ELA, MEMBER
ELA CONSTRUCTION, LLC.

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE _____

DATE: _____

SANITARY RESTRICTION

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.

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY
OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON
THIS _____ DAY OF _____, 2023.

CHAIRMAN

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF MARVIN A. LEE AND MAY E. LEE.

THIS _____ DAY OF _____, 2023, AT _____ M. AND DULY

RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

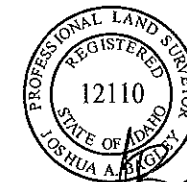
DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



7600 N. MINERAL DR., STE. 600 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

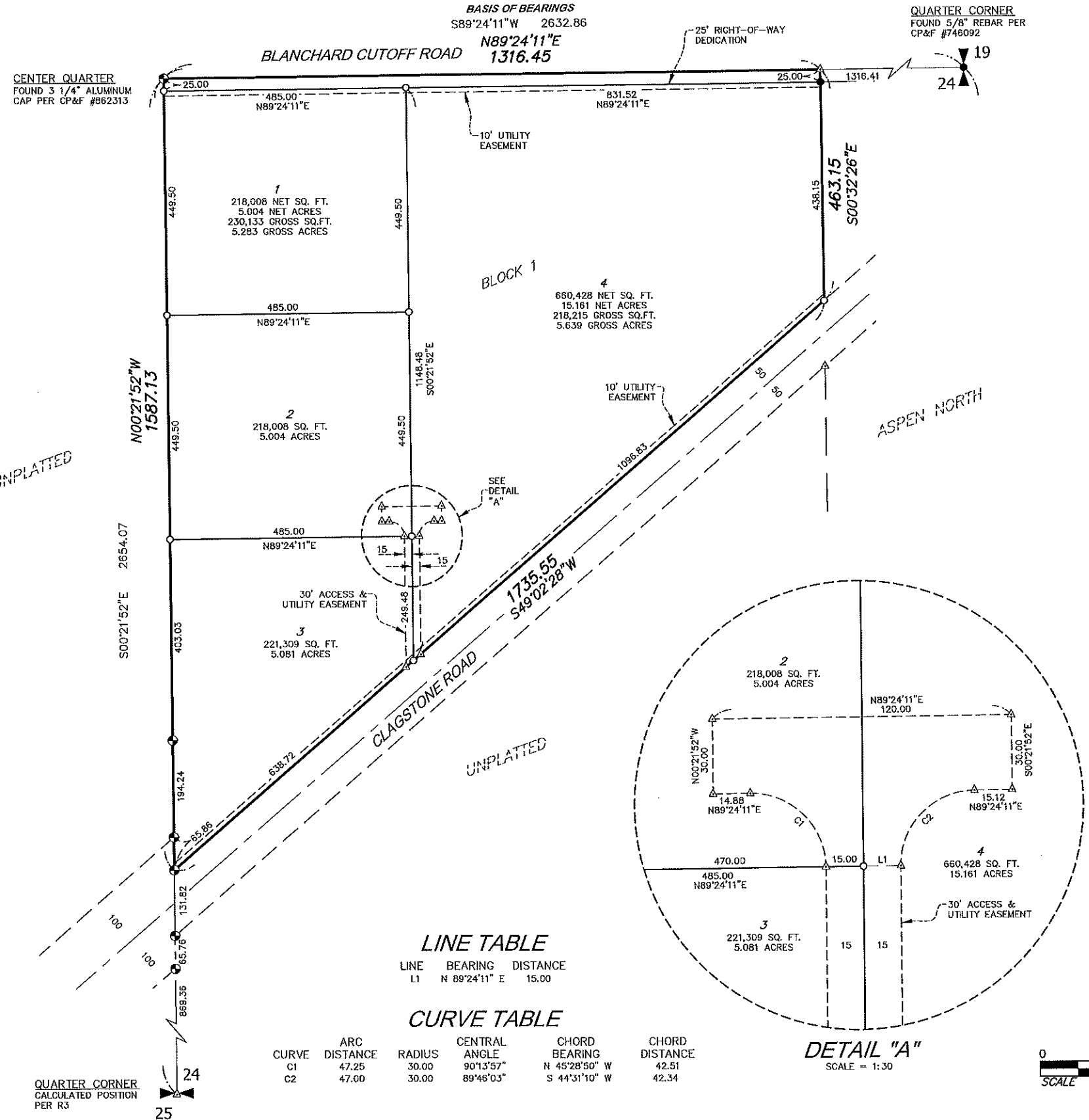
DATE: JUNE, 2023
PROJECT NUMBER: 2023-155

SHEET 1 OF 2



CLAGSTONE 35 ESTATES

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◇ = FOUND 2.5" BRASS CAP
- ⊕ = FOUND 3 1/4" ALUMINUM CAP MARKED "PLS 14879"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ONW ENGINEERS PLS" (UNLESS OTHERWISE NOTED)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT LINE
- = RIGHT-OF-WAY LINE
- = CENTER LINE
- = SECTION LINE
- = QUARTER SECTION LINE

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24,
BEARS SOUTH 89°24'11" WEST, BETWEEN FOUND MONUMENTS, AS
SHOWN ON R4.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO LOTS AND BLOCK, AS SHOWN HEREON.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE MONUMENTS SHOWN HERE ON WERE LOCATED ON MAY 25, 2023.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.

RECORD INFORMATION

- R1 - ASPEN NORTH, BOOK 15, PAGE 61, INSTRUMENT #965400, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, INSTRUMENT #959000, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, INSTRUMENT #586637, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, INSTRUMENT #590798, RECORDS OF BONNER COUNTY, IDAHO.

LINE TABLE

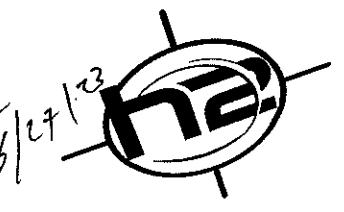
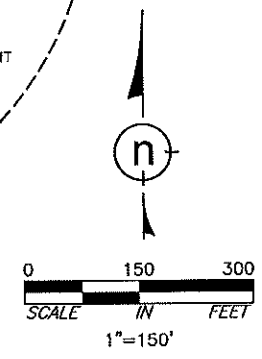
LINE	BEARING	DISTANCE
L1	N 89°24'11" E	15.00

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	47.25	30.00	90°13'57"	N 45°28'50" W	42.51
C2	47.00	30.00	89°46'03"	S 44°31'10" W	42.34

DETAIL "A"

SCALE = 1:30



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
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