



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

MINOR LAND DIVISION CHECKLIST

Instructions:

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
 - A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
 - Boundary closures.
 - A copy of plat certificate/preliminary title report.
 - A copy of the currently recorded deed for the subject property.
 - If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
 - Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
 - Any other information the applicant believes should be considered in the application.
 - Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)

Application Fee: \$500.00

Per Lot Fee: \$100.00 (\$25.00 per lot proposed)

Technology Fee: \$30.00

GIS Review Fee: \$40.00

Floodplain Review Fee: \$25.00

*County Surveyor Review: TBD after review

TOTAL DUE AT SUBMITTAL: \$695.00



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 # MLD0006-24

RECEIVED: February 28, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Fotinatos Estates

APPLICANT INFORMATION:

Landowner's name: Fotinatos Rev. Family Trust C/O Norma Fotinatos

Mailing address [REDACTED]

City: Cocolalla

State: Idaho

Zip code: 83813

Telephone [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Tess Vogel, Planner

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 219 Pine Street

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-265-4629, etc. 208

Fax:

E-mail: tvogel@ruenyeager.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 #: 8

Township: 55N

Range: 2W

Parcel acreage: 39.68 acres

Parcel # (s): RP55N02W087202A

Legal description: See attached deed

Current zoning: Rural-5

Current use: Vacant

What zoning districts border the project site?

North: Rural-5	East: A/F-10
South: Rural-5	West: Rural-5
Comprehensive plan designation: Rural Residential (5-10 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Vacant; Residential	
South: Residential; Vacant	
East: Vacant	
West: Vacant	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: n/a	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: n/a		
This application is for : minor land division		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 9.92 acres	0.0022:1
Lot #2	Proposed acreage: 9.91 acres	0.0021:1
Lot #3	Proposed acreage: 9.92 acres	0.0022:1
Lot #4	Proposed acreage: 9.93 acres	0.0021:1
Remainder	Proposed acreage: n/a	N/A
Describe the land division proposal and resulting acreage: <u>To divide 39.68 acres into four (4) lots between 9.91 acres and 9.93 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:	_____
Mix of varied slopes with flat areas.	_____
_____	_____
_____	_____
Water courses (lakes, streams, rivers & other bodies of water):	<u>None</u>
_____	_____
_____	_____
Springs & wells:	<u>None</u>
_____	_____
_____	_____

Existing structures (size & use): None

Land cover (timber, pastures, etc): Natural vegetation and timber

Are wetlands present on site? Yes No Source of information: NWI Map

Flood Hazard Zones located on site: X D A AE DFIRM MAP: C0950E

Other pertinent information (attach additional pages if needed): None

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: A 20-foot-wide private easement extends to the subject parcel from Old Orchard Road (#450480) and an extension of that 20-foot-wide easement on the subject parcel is proposed to provide ingress, egress and utility access for the proposed lots.

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.
#450480

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> <u>Septic system</u>
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 type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/>	<u>Individual well</u> 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? Avista Utilities or Northern Lights, Inc.	

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: Norma L. Fathaltes Date: 2-25-2024

Landowner's signature: _____ Date: _____

FOTINATOS ESTATES
A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT LEONIDAS FOTINATOS AND NORMA C. FOTINATOS AS TRUSTEES OF THE FOTINATOS REVOCABLE FAMILY TRUST DATED DECEMBER 15, 2022, OWNERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 2 WEST BOISE MERIDIAN, BONNER COUNTY, IDAHO ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND TO BE KNOWN AS "FOTINATOS ESTATES", MEETS AND BOUNDS DESCRIPTION OF LAND BEING SUBDIVIDED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 8, SAID CORNER SHOWN AS THE INITIAL POINT OF THIS SURVEY;
 THENCE SOUTH 0°37'57" WEST ALONG THE EAST LINE OF SAID SECTION 8, 1,312.84 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;
 THENCE NORTH 89°17'56" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1,316.63 FEET TO THE SOUTHWEST CORNER THEREOF;
 THENCE NORTH 0°43'06" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1,310.97 FEET TO THE NORTHWEST CORNER THEREOF;
 THENCE SOUTH 89°22'50" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, 1,316.66 FEET TO THE TRUE POINT OF BEGINNING;

SUBJECT TO:

- ANY EXISTING EASEMENTS, RIGHT-OF-WAY, COVENANTS, CONDITIONS, RESTRICTION AND AGREEMENTS OF RECORD OR APPEARING HEREON.
- 30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DEPICTED HEREON.
- DOMESTIC WATER TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS.
- SANITARY SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAIN FIELD SYSTEMS.

TITLE REPORT

SUBDIVISION GUARANTEE
 PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY.
 GUARANTEE NO.: 7100-36-633060-2023-81079-229729403
 DATE: MARCH 2, 2023

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

1. RESERVATIONS AND EXCEPTIONS IN THE UNITED STATES PATENT BOOK 1 AT PAGE 434 OFFICIAL RECORDS, BONNER COUNTY
2. EASEMENT GRANTED TO: NORTHERN LIGHTS INC. PURPOSE: PUBLIC UTILITIES RECORDED: SEPTEMBER 29, 1988 INSTRUMENT NO.: 353686
3. EASEMENT GRANTED TO: NORTHERN LIGHTS INC. PURPOSE: PUBLIC UTILITIES RECORDED: SEPTEMBER 29, 1988 INSTRUMENT NO.: 353695
4. TERMS, PROVISIONS, LIMITATIONS AND OBLIGATIONS, WHETHER EXPRESS OR IMPLIED, CONTAINED IN AN EASEMENT PURPOSE: INGRESS EGRESS AND RIGHT-OF-WAY RECORDED: MAY 22, 1992 INSTRUMENT NO.: 406190

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
 AT THE REQUEST OF RUEN YEAGER & ASSOCIATES, INC.
 BOOK _____ OF PLATS, PAGE _____
 INSTRUMENT NO. _____, FEE: \$ _____

 BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN 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

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

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED LEONIDAS FOTINATOS, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF THE FOTINATOS REVOCABLE FAMILY TRUST DATED DECEMBER 15, 2022, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
 RESIDING AT: _____ MY COMMISSION EXPIRES: _____

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.

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED NORMA C. FOTINATOS, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF THE FOTINATOS REVOCABLE FAMILY TRUST DATED DECEMBER 15, 2022, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
 RESIDING AT: _____ MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED LEONIDAS FOTINATOS, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF THE FOTINATOS REVOCABLE FAMILY TRUST DATED DECEMBER 15, 2022, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
 RESIDING AT: _____ MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "FOTINATOS ESTATES" AND CHECKED THE PLAT 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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 8, 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 THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

STEVEN R. SPRAGUE, PLS 13554

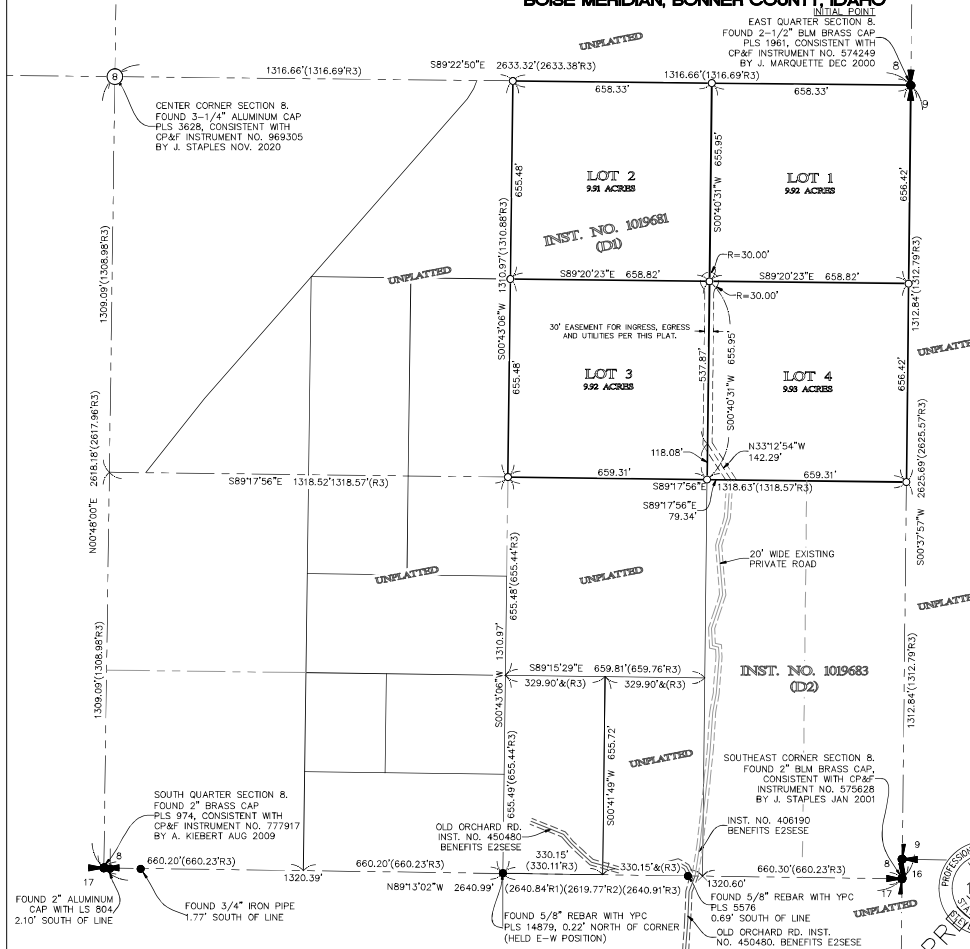


RUEN-YEAGER & ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 PLANNERS

3201 N. HUETTER RD., STE. #102
 COEUR D'ALENE, IDAHO 83814 (208)292-0820
 210 PINE ST.
 SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY	PROJECT NO.	DRAWING NO.	SHEET
DBP	P230504	P230504_PLAT.dwg	1 OF 2

FOTINATOS ESTATES
A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 8, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



SURVEY NARRATIVE

PURPOSE OF SURVEY
 THE PURPOSE OF THIS SURVEY IS TO REESTABLISH AND SUBDIVIDE THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 INTO ALIQUOT PARTS.

BOUNDARY DETERMINATION
 HELD FOUND MONUMENTS OF RECORD FOR THE SOUTHEAST QUARTER OF SECTION 8 AND HELD THE MONUMENT FOUND AT THE EAST 1/16TH COMMON TO SECTIONS 8 AND 17 TO ESTABLISH THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8.

LEGEND

- SET 5/8" x 30" REBAR WITH A BLUE PLASTIC CAP, MARKED RUEN YEAGER PLS 15554, UNLESS OTHERWISE NOTED.
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- - - PROPERTY LINE
- - - EASEMENT LINE

REFERENCES

- (R1) ROS BY R. TUCKER, RECORDED NOVEMBER 5, 1987 AS INSTRUMENT NO. 342146, RECORDS OF BONNER COUNTY.
- (R2) ROS BY D. MEIGS, RECORDED JUNE 27, 1994 AS INSTRUMENT NO. 447832, RECORDS OF BONNER COUNTY.
- (R3) ROS BY T. GLAHE, RECORDED DECEMBER 2, 2020 AS INSTRUMENT NO. 971292, RECORDS OF BONNER COUNTY.
- (D1) GRANT DEED RECORDED MAY 4, 2023 AS INSTRUMENT NO. 1019681, RECORDS OF BONNER COUNTY.
- (D2) GRANT DEED RECORDED MAY 4, 2023 AS INSTRUMENT NO. 1019683, RECORDS OF BONNER COUNTY.

BASIS OF BEARING

BEARINGS SHOWN ARE BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, USING A TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM OF 1983 AND A PROJECT REFERENCE FRAME BASED ON NAD83 (2011) EPOCH 2010. GROUND DISTANCES ARE SHOWN IN US FEET UNITS. PROJECT CONTROL WAS ESTABLISHED USING GPS MEASUREMENTS TO THE FOLLOWING CORE STATIONS:

ID	DESIGNATION	LATITUDE	LONGITUDE
DG9747	MTFV FLAT HEAD COMMUNI	N481338.890	W1141936.542
DG9748	P422 FOOT_HILL_ID2007	N464752.298	W1165846.803
DG7410	PO20 DRYLANDRSH_WA2004	N470007.935	W1183356.712
	CORS GRP		

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 210 PINE ST.
 SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY: **DBP** PROJECT NO: **P230504** DRAWING NO: **P230504_PLAT.dwg** SHEET: **2 OF 2**

