



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 #

MLD0035-24

RECEIVED:

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By Rob Winningham at 8:58 am, Jul 23, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Blotteaux Addition

APPLICANT INFORMATION:

Landowner's name: Raymond H. and Donna M. Blotteaux

Mailing address: [REDACTED]

City: Ferndale

State: WA

Zip code: 98248

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Josh Bagley/Nancy Nick

Company name: h2 Surveying and Engineering, LLC

Mailing address: PO Box 2916

City: Hayden

State: ID

Zip code: 83835

Telephone: (208) 772-6600/(208) 659-2525

Fax:

E-mail: jbagley@h2survey.com/nancy@hightrailconsulting.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: 55N

Range: 04W

Parcel acreage: 24.4

Parcel # (s): RP55N04W237400A and RP55N04W237500A

Current zoning: AF 10

Current use:

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 11.222	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 12.883	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:		
Lot #4	Proposed acreage:		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: FIRMette
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>Paved public road</u> _____ _____	
List existing access and utility easements on the subject property. <u>40' access and utility easement.</u> _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site?

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: A panhandle Health District approved drainfield

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: _____

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: _____ Date: _____

Landowner's signature: _____ Date: _____

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By Rob Winningham at 12:00 pm, Sep 04, 2024

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site?

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual system

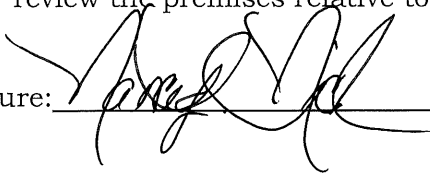
Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: A panhandle Health District approved drainfield

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:

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.

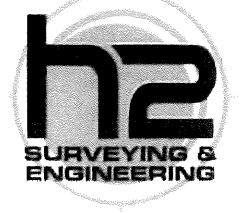
Landowner's signature: Date: 8/30/24

Landowner's signature: _____

Date: _____

RECEIVED

By Rob Winningham at 12:01 pm, Sep 04, 2024



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: Minor Land Division

Located at: Parcel No.s: RP55N04W237400A and RP55N04W237500A

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.

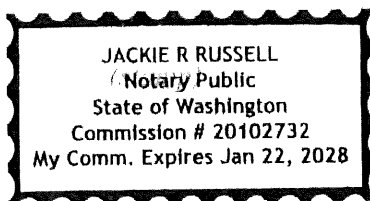
Property Owner (Printed Name): Raymond and Donna Blotteaux

Property Owner (Signature): By: [Signature] Date: 4 Sep 2024

Property Owner (Signature): By: [Signature] Date: 9-4-2024

NOTARY: On 9.4.2024 (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 4th day of September, 2024.



[Signature]
Notary Public in and for the State of ~~Idaho~~ Washington DR

My Commission Expires: January 22, 2028

BLOTTEAUX ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT RAYMOND H. BLOTTEAUX AND DONNA M. BLOTTEAUX, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS BLOTTEAUX ACRES.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 55 NORTH, RANGE 4 WEST, BEARS SOUTH 00°56'18" WEST, A DISTANCE OF 2649.39 FEET;

THENCE NORTH 88°49'17" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 23, A DISTANCE OF 972.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SPOKANE INTERNATIONAL RAILWAY, AND THE POINT OF BEGINNING;

THENCE SOUTH 71°37'41" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF THE SPOKANE INTERNATIONAL RAILWAY, A DISTANCE OF 107.68 FEET;

THENCE SOUTH 57°38'39" EAST, A DISTANCE OF 271.80 FEET;

THENCE SOUTH 47°05'37" EAST, A DISTANCE OF 61.53 FEET;

THENCE SOUTH 26°55'52" EAST, A DISTANCE OF 193.86 FEET;

THENCE SOUTH 07°20'56" WEST, A DISTANCE OF 68.68 FEET;

THENCE SOUTH 16°18'24" WEST, A DISTANCE OF 182.41 FEET;

THENCE SOUTH 05°39'49" EAST, A DISTANCE OF 160.97 FEET;

THENCE SOUTH 10°21'37" EAST, A DISTANCE OF 333.64 FEET;

THENCE SOUTH 00°32'56" WEST, A DISTANCE OF 191.40 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 88°42'32" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, A DISTANCE OF 1207.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SPOKANE INTERNATIONAL RAILWAY;

THENCE NORTH 27°09'28" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE SPOKANE INTERNATIONAL RAILWAY, A DISTANCE OF 1470.89 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,050,046 SQUARE FEET OR 24.106 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

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

GRANTING:

A 40' ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 2, AS SHOWN ON THE FACE OF THIS PLAT.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOT 1 WILL BE PROVIDED BY AN INDIVIDUAL WELL.

WATER SERVICE ON LOT 2 IS PROVIDED BY AN EXISTING WELL.

SANITARY SEWER SERVICE FOR LOT 1 WILL BE PROVIDED BY A PANHANDLE HEALTH DISTRICT APPROVED SEPTIC SYSTEM.

SANITARY SEWER SERVICE FOR LOT 2 IS PROVIDED BY AN ONSITE SEPTIC SYSTEM.

RAYMOND H. BLOTTEAUX _____ DATE _____

DONNA M. BLOTTEAUX _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2024.

BY: RAYMOND H. BLOTTEAUX

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2024.

BY: DONNA M. BLOTTEAUX

(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: _____

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY
OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

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 RAYMOND H. BLOTTEAUX AND DONNA M. BLOTTEAUX.

THIS _____ DAY OF _____, 2024, AT _____ M. AND DULY

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

NUMBER _____

FEES: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON

THIS _____ DAY OF _____, 2024.

CHAIRMAN _____

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 _____, 2024.

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 _____, 2024.

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 FLING ACT.



7800 N. MINERAL DR., STE. 600 • COEUR D'ALENE ID 83815
PHONE: (208) 774-8800 • FAX: (208) 774-4619
WWW.N2S.SURVEY.COM

DATE: JULY, 2024
PROJECT NUMBER: 2024-146

SHEET 1 OF 2

CURVE TABLE					
CURVE	ARC	RADIUS	CENTRAL	CHORD	CHORD
C1	DISTANCE		ANGLE	BEARING	DISTANCE
	110.23	115.00	54°55'07"	S 21°32'50" E	106.06

CURVE TABLE

BLOTTEAUX ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°37'41" E	167.68
L2	S 47°05'07" E	61.53
L3	S 07°20'56" W	68.68
L4	S 16°18'24" W	182.41
L5	S 05°39'49" E	160.97
L6	S 10°21'37" E	333.64
L7	S 00°32'58" W	191.40
L8	S 47°05'07" E	54.77
L9	S 07°20'56" W	59.01
L10	S 05°39'49" E	39.45
L11	S 05°39'49" E	127.40
L12	S 05°44'43" W	101.63

LEGEND

- ▲ = CALCULATED POINT (NOT FOUND OR SET)
 ● = FOUND ALUMINUM CAP (AS NOTED)
 ○ = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED
 "H2 PLS 12110"
 _____ = BOUNDARY LINE
 _____ = PROPOSED PROPERTY LINE
 _____ = EXISTING PROPERTY LINE
 _____ = SECTION LINE
 _____ = QUARTER SECTION LINE
 _____ = SIXTEENTH SECTION LINE

BASIS OF BEARINGS

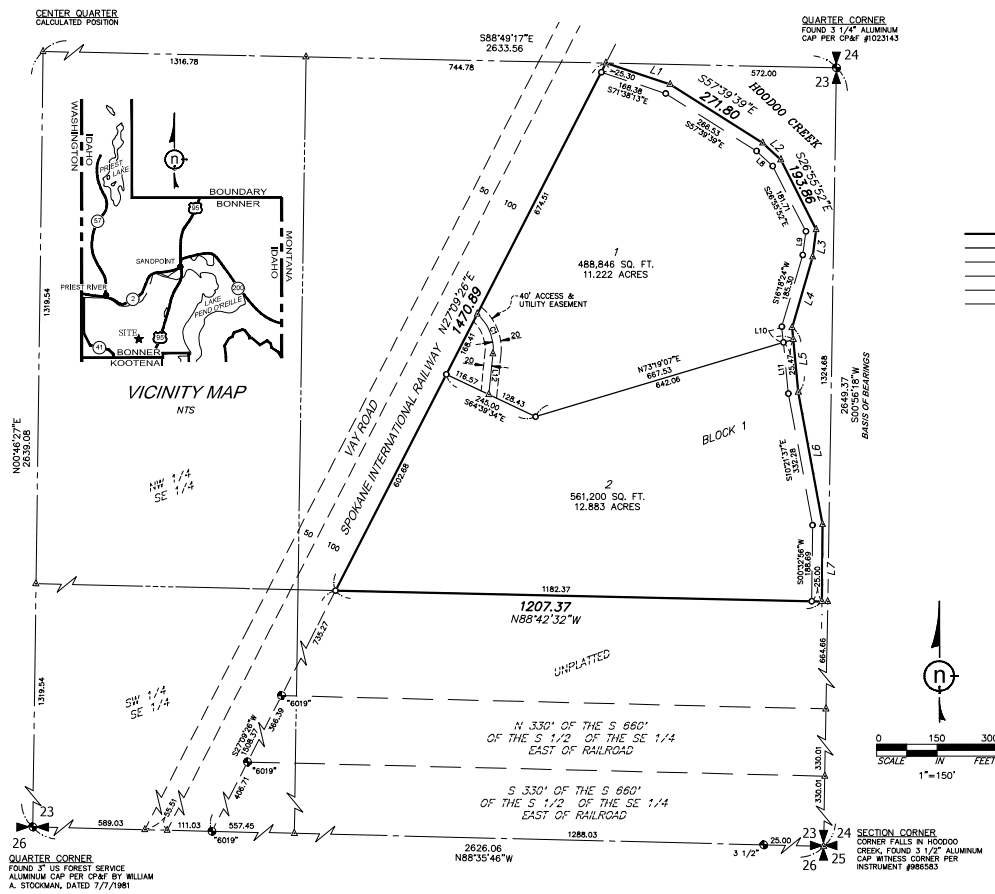
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23,
BEARS SOUTH 00°56'18" WEST, BETWEEN FOUND MONUMENTS,
AS SHOWN HEREON.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO TWO (2) LOTS.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE MONUMENTS SHOWN HERE ON WERE LOCATED ON MAY 17, 2024.
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 - C.L.O. PLAT OF TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
DATED MARCH 30, 1893.
- R2 - RECORD OF SURVEY, INSTRUMENT #277487, RECORDS OF BONNER
COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, INSTRUMENT #352539, RECORDS OF BONNER
COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, INSTRUMENT #406162, RECORDS OF BONNER
COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, INSTRUMENT #268882, RECORDS OF BONNER
COUNTY, IDAHO.
- R6 - RECORD OF SURVEY, INSTRUMENT #470905, RECORDS OF BONNER
COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #1021828, RECORDS OF BONNER
COUNTY, IDAHO.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6800 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: JULY, 2024
PROJECT NUMBER: 2024-146

SHEET 2 OF 2