

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

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To: Ray Blotteaux

From: Rob Winningham, Planner

Date: August 29, 2024

**Subject: Blue-line review for MLD0035-24: Blotteaux Acres**

Attached are comments from various agencies that have completed the preliminary review of the referenced plat.

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov).

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Nancy Nick**.

Please submit payment of **\$308.14** covering the County Surveyor's fee for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

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### WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- |  |   |
|--|---|
| ✓ All plat corrections.  | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.                               |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met.   |
| ✓ County surveyor fee paid to the Bonner County Planning Department.   | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
- 

### REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Routing Form

Plat Name: <b>Blotteaux Addition</b>		File No: <b>MLD0035-24</b>
Received by: Rob Winningham, Planner	Received from: Nancy Nick	Date Received: 7/29/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	8/29/24	RW	Bonner County Planning Department
X	7/30/2024	AB	Assessor's Office
Comment	7-30-24	MM	Bonner County Road & Bridge Department
X	7/29/2024	MC	GIS Department
X	8/12/24	TLAG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0035-24**

**DATE OF REPORT:** 8/29/2024

**APPLICANT:** Ray Blotteaux

**PARCEL #:** RP55N04W237500A

**SUBDIVISION NAME/LOTS:** Blotteaux Addition

#### **SUMMARY OF PROPOSAL:**

The applicant is proposing to divide one (1) ±24.00-acre parcel to create one (1) 11.22-acre lot and one (1) 12.88-acre parcel.

**THE APPLICATION IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### **CONDITIONS OF APPROVAL:**

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. All county setbacks shall be met per BCRC 12 411 (Setbacks). The existing buildings do not need to be shown on the final plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.
4. Per BCRC 12-646 C, please indicate the "initial point".
5. Per BCRC 12-646 M, please indicate the wetland boundaries.
6. Please designate a building envelope outside of Special Flood Hazard Area AE. Include a plat note indicating that no development is to occur outside the building envelope.
7. Specify that Vay Road is a public road. Add a note indicating how the right of way was established.

## STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	Yes	Agricultural/Forestry 10 (A/F-10)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: No

## DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

## FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The site does contain mapped slopes per USGS.
3. The site does contain mapped wetlands per NWI.
4. The site does contain frontage on Hoodoo Creek, a perennial stream.
5. Parcel RP55N04W237500A is within SFHA Zone X per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009. Parcel RP55N04W237400A is within SFHA Zone X & AE per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009. Approval of this application is not recommended. This will have the result of creating a new parcel this will be partly within the SFHA. Currently one of the two parcels is partly within the SFHA. If this proposal is approved it will have the effect of creating two parcels, both partly within the SFHA, thereby doubling the potential density within the SFHA.
6. The parcel is served by individual well, individual septic system, Selkirk Fire District, Spirit Lake Fire District. and Lake Pend Oreille School District #83.
7. The parcel is not platted
8. Land use is Ag/Forest Land (10-20 AC) and zoning is Agricultural/forestry 10 (A/f-10).
9. Access is via Vay Road, a Bonner County owned and maintained right of way with a gravel travel way.
10. The applicant purchased the parcel on June 23, 2023 per Instrument No. 1021828, records of Bonner County.

## NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant

issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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August 29, 2024

Nancy Nick  
High Trail Consulting  
9889 W. Gallop Ln  
Post Falls ID 83854

**SUBJECT: MLD0035-24: Blotteaux Acres**

Dear Project Representative,

**The above referenced project has been reviewed. The following conditions should be addressed:**

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - Parcel RP55N04W237500A is within SFHA Zone X per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009. Parcel RP55N04W237400A is within SFHA Zone X & AE per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009. Approval of this application is not recommended. This will have the result of creating a new parcel this will be partly within the SFHA. Currently one of the two parcels is partly within the SFHA. If this proposal is approved it will have the effect of creating two parcels, both partly within the SFHA, thereby doubling the potential density within the SFHA.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Rob Winningham  
Planner



## Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: [gisgroup@bonnercountyid.gov](mailto:gisgroup@bonnercountyid.gov)

Monday, July 29, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – BLOTTEAUX ACRES (MLD0035-24)**  
**SECTION 55N, TOWNSHIP 4W, RANGE 23**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Michael Bolling  
Director, GIS  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>





Office of  
Dennis Engelhardt  
**Bonner County Assessor**  
1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440  
[www.bonnercountyid.gov/departments/  
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

July 30, 2024

Bonner County Planning Dept  
BLOTTEAUX ACRES  
MLD0035-24  
SECTION 23, TOWNSHIP 55 NORTH, RANGE 4 WEST  
RP55N04W237400A  
RP55N04W237500A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

**Please label the POB**

**Note:** resultant lots will be split by Tax Code Area as a portion of the property lies within Drainage District 7

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard  
GIS Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)

# 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

KNOWN 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 922.00 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°39'39" EAST, A DISTANCE OF 271.80 FEET;

THENCE SOUTH 47°05'07" 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°42'52" 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°09'26" 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 ONGSITE 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 PLUNG ACT.



7600 N. MINERAL DR., STE. 300 • COEUR D'ALENE, ID 83815  
PHONE: (208) 772-6800 • FAX: (208) 772-6619  
WWW.JASURVEY.COM

DATE: JULY, 2024  
PROJECT NUMBER: 2024-146

SHEET 1 OF 2

## Summary of Comments on MLD0035-24 Preliminary Plat.pdf

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This page contains no comments

CURVE TABLE					
CURVE	ARC		CENTRAL	CHORD	CHORD
C1	DISTANCE	RADIUS	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°32'56" 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°54'43" W	101.63

*LEGEND*

- ▲ = CALCULATED POINT (NOT FOUND OR SET)  
 ■ = FOUND ALUMINUM CAP (AS NOTED)  
 ○ = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "42 PLS 12110"  
 \_\_\_\_\_ = BOUNDARY LINE  
 \_\_\_\_\_ = PROPOSED PROPERTY LINE  
 \_\_\_\_\_ = EXISTING PROPERTY LINE  
 \_\_\_\_\_ = SECTION LINE  
 \_\_\_\_\_ = QUARTER SECTION LINE  
 \_\_\_\_\_ = SIXTEENTH SECTION LINE

## BASIS OF BEARINGS

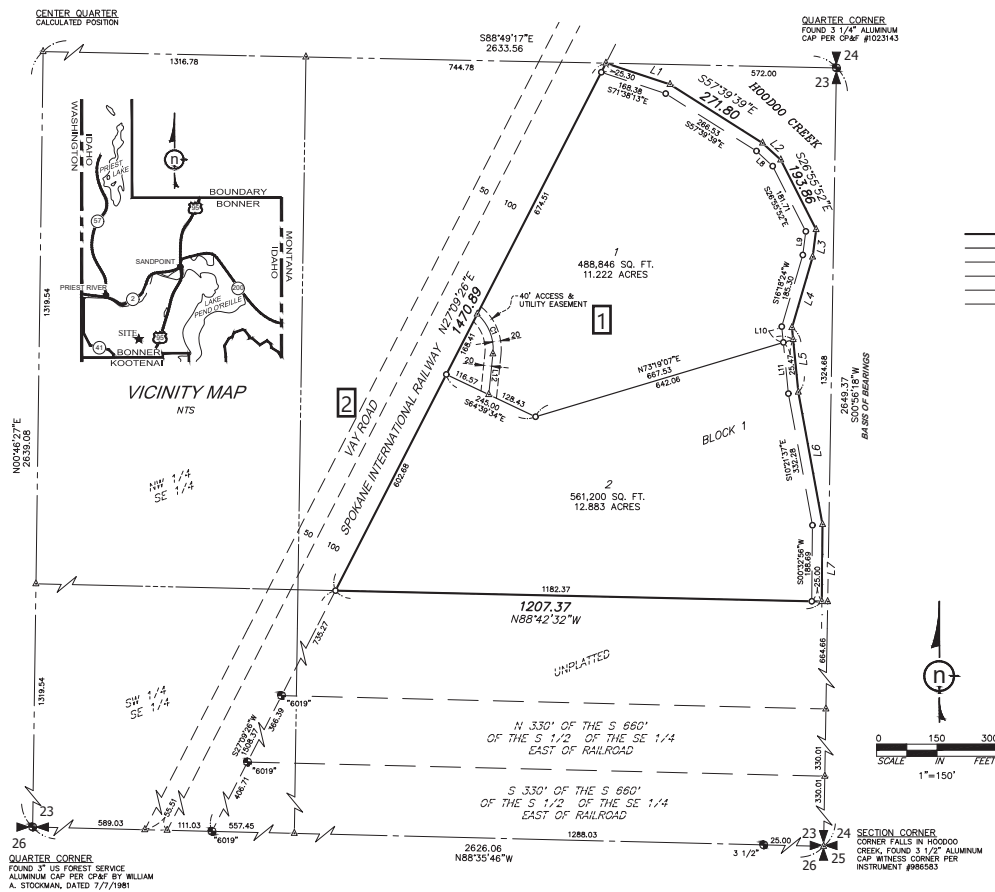
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23,  
BEARS SOUTH 00°56'18" WEST, BETWEEN FOUND MONUMENTS,  
AS SHOWN HEREON.

*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 #325339, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, INSTRUMENT #406162, RECORDS OF BONNER COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, INSTRUMENT #426882, 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) 772-6600 • FAX: (208) 772-6619  
WWW.I2SURVEY.COM

DATE: JULY, 2024  
PROJECT NUMBER: 2024-146

SHEET 2 OF 2

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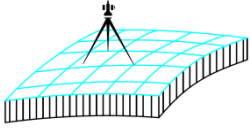
 Number: 1      Author: Monica Carash      Date: 7/29/2024 4:35:39 PM

Please note that these parcels will be split by a tax code area

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 Number: 2      Author: Matt Mulder      Date: 7/30/2024 11:06:11 AM

Specify that Vay Rd is a public road. Does the ROW exist as part of the railroad ROW? Add a note regarding how the road ROW was established.



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

August 9, 2024

Bonner County Planning Dept.  
1500 Hwy. 2, Suite 208  
Sandpoint, ID 83864

Re: Plat Review – MLD0035-24 – Blotteaux Acres

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Minor distance different in map and owner's cert along east line of Sec. 23.
- 2) Clarify distances near common corner, NE of Lot 2 – SE of Lot 1
- 3) Show status of Vay Rd.

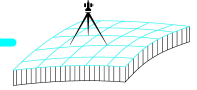
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	14813
-----------	-------

Bill To:

H2

Date
------

8/12/2024

Project / Job #

24-001CL Review MLD00-35-24- Blotteaux Ac

Please submit payment by: 8/27/2024

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD00-35-24- Blotteaux Acres	



Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

*BLOTTEAUX ACRES*






BOOK\_\_\_\_, PAGE\_\_\_\_

INSTRUMENT # \_\_\_\_\_

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

LINE	BEARING	DISTANCE
L1	S 71°37'41" E	167.68
L2	S 40°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°32'56" 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°54'43" W	101.63

Δ = CALCULATED POINT (NOTHING 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

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

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.

- R1 - G.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 #426882, 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.

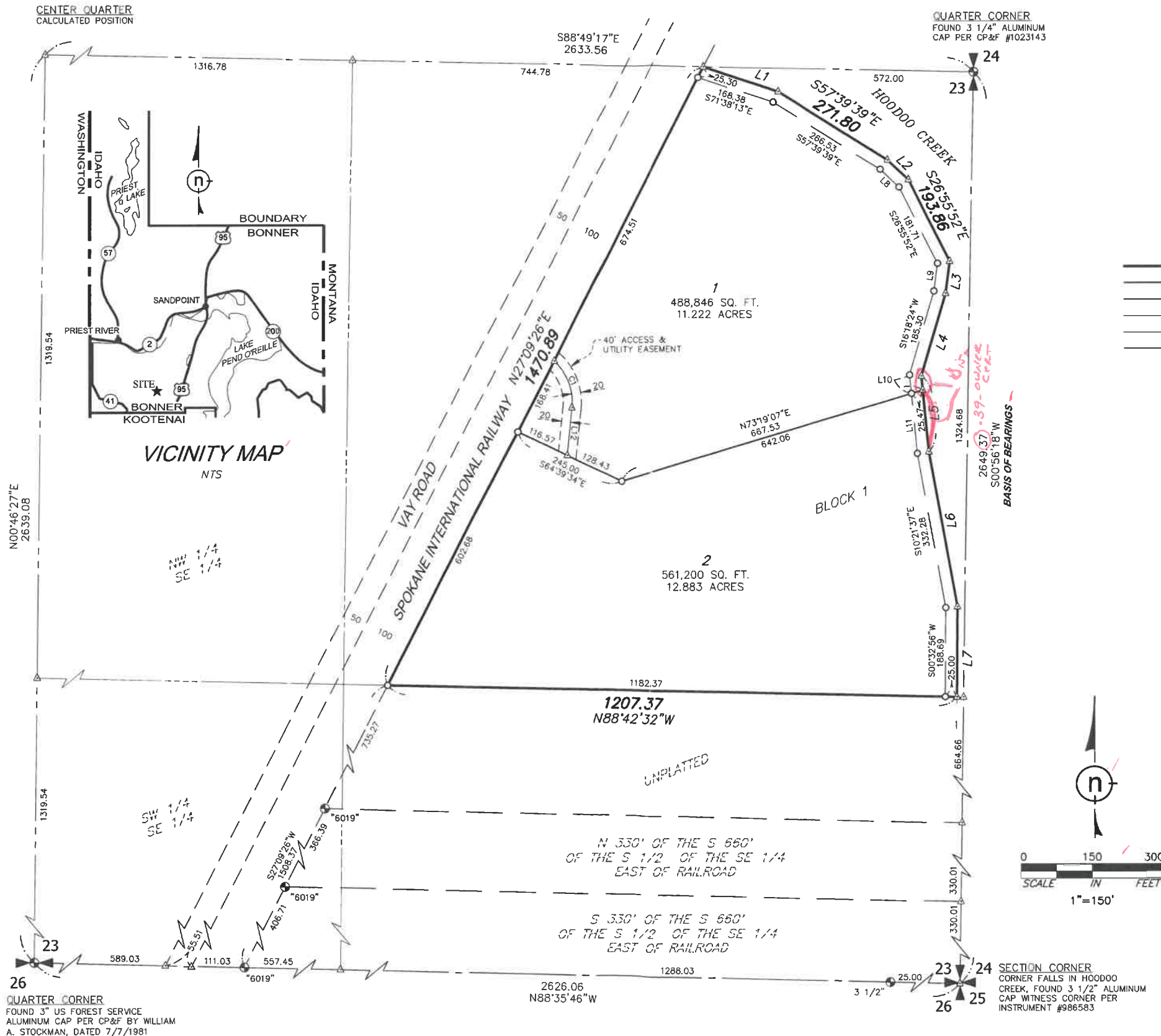


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DATE: JULY, 2024  
PROJECT NUMBER: 2024-146

SHEET 2 OF 2

**COUNTY SURVEYOR  
REVIEW COMPLETE**  
8-9-24





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

KNOWN ALL MEN BY THESE PRESENTS: THAT RAYMOND H. BLOTTEAUX AND DONNA M. BLOTTEAUX, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION 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; .37 MAP

THENCE NORTH 88°49'17" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 23, A DISTANCE OF 572.00 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 167.68 FEET;

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

THENCE SOUTH 47°05'07" 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°09'26" 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 \_\_\_\_\_

FEE: \$ \_\_\_\_\_

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 FILING ACT.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815  
PHONE: (208) 772-6600 • FAX: (208) 772-6619  
WWW.H2SURVEY.COM

DATE: JULY, 2024  
PROJECT NUMBER: 2024-146

SHEET 1 OF 2

## Mapcheck 1: BLOTTEAUX ACRES

### Closure Summary

Precision, 1 part in: 657262.19'  
Error distance: 0.01'  
Error direction: S85° 33' 40"W  
Area: 1050041.46 Sq. Ft.  
Square area: 1050041.457  
Perimeter: 4310.23'

### Point of Beginning

Easting: 2374926.5302'  
Northing: 2348678.1467'

### Side 1: Line

Direction: S71° 37' 41"E  
Angle: [-71.6281 (d)]  
Deflection angle: [108.3719 (d)]  
Distance: 167.68'  
Easting: 2375085.6637'  
Northing: 2348625.2966'

### Side 2: Line

Direction: S57° 39' 39"E  
Angle: [-166.0328 (d)]  
Deflection angle: [13.9672 (d)]  
Distance: 271.80'  
Easting: 2375315.3065'  
Northing: 2348479.9026'

### Side 3: Line

Direction: S47° 05' 07"E  
Angle: [-169.4244 (d)]  
Deflection angle: [10.5756 (d)]  
Distance: 61.53'  
Easting: 2375360.3691'  
Northing: 2348438.0063'

### Side 4: Line

Direction: S26° 55' 52"E  
Angle: [-159.8458 (d)]  
Deflection angle: [20.1542 (d)]  
Distance: 193.86'  
Easting: 2375448.1720'  
Northing: 2348265.1701'

### Side 5: Line

Direction: S7° 20' 56"W  
Angle: [-145.7200 (d)]  
Deflection angle: [34.2800 (d)]  
Distance: 68.68'

Easting: 2375439.3870'  
Northing: 2348197.0542'

Side 6: Line

Direction: S16° 18' 24"W  
Angle: [-171.0422 (d)]  
Deflection angle: [8.9578 (d)]  
Distance: 182.41'  
Easting: 2375388.1703'  
Northing: 2348021.9821'

Side 7: Line

Direction: S5° 39' 49"E  
Angle: [158.0297 (d)]  
Deflection angle: [-21.9703 (d)]  
Distance: 160.97'  
Easting: 2375404.0560'  
Northing: 2347861.7979'

Side 8: Line

Direction: S10° 21' 37"E  
Angle: [175.3033 (d)]  
Deflection angle: [-4.6967 (d)]  
Distance: 333.64'  
Easting: 2375464.0569'  
Northing: 2347533.5974'

Side 9: Line

Direction: S0° 32' 56"W  
Angle: [-169.0908 (d)]  
Deflection angle: [10.9092 (d)]  
Distance: 191.40'  
Easting: 2375462.2233'  
Northing: 2347342.2062'

Side 10: Line

Direction: N88° 42' 32"W  
Angle: [-89.2578 (d)]  
Deflection angle: [90.7422 (d)]  
Distance: 1207.37'  
Easting: 2374255.1599'  
Northing: 2347369.4110'

Side 11: Line

Direction: N27° 09' 26"E  
Angle: [-64.1339 (d)]  
Deflection angle: [115.8661 (d)]  
Distance: 1470.89'  
Easting: 2374926.5237'  
Northing: 2348678.1462'

## Mapcheck 2: LOT 1 BLOCK 1

### Closure Summary

Precision, 1 part in: 574936.99'  
Error distance: 0.00'  
Error direction: N77° 25' 23"W  
Area: 488848.42 Sq. Ft.  
Square area: 488848.423  
Perimeter: 2756.44'

### Point of Beginning

Easting: 2374641.7416'  
Northing: 2346936.4431'

### Side 1: Line

Direction: S71° 37' 41"E  
Angle: [-71.6281 (d)]  
Deflection angle: [108.3719 (d)]  
Distance: 167.68'  
Easting: 2374800.8750'  
Northing: 2346883.5930'

### Side 2: Line

Direction: S57° 39' 39"E  
Angle: [-166.0328 (d)]  
Deflection angle: [13.9672 (d)]  
Distance: 271.80'  
Easting: 2375030.5179'  
Northing: 2346738.1990'

### Side 3: Line

Direction: S47° 05' 07"E  
Angle: [-169.4244 (d)]  
Deflection angle: [10.5756 (d)]  
Distance: 61.53'  
Easting: 2375075.5805'  
Northing: 2346696.3027'

### Side 4: Line

Direction: S26° 55' 52"E  
Angle: [-159.8458 (d)]  
Deflection angle: [20.1542 (d)]  
Distance: 193.86'  
Easting: 2375163.3833'  
Northing: 2346523.4665'

### Side 5: Line

Direction: S7° 20' 56"W  
Angle: [-145.7200 (d)]  
Deflection angle: [34.2800 (d)]  
Distance: 68.68'

Easting: 2375154.5984'  
Northing: 2346455.3506'

Side 6: Line

Direction: S16° 18' 24"W  
Angle: [-171.0422 (d)]  
Deflection angle: [8.9578 (d)]  
Distance: 182.41'  
Easting: 2375103.3816'  
Northing: 2346280.2785'

Side 7: Line

Direction: S5° 39' 49"E  
Angle: [158.0297 (d)]  
Deflection angle: [-21.9703 (d)]  
Distance: 29.73'  
Easting: 2375106.3156'  
Northing: 2346250.6936'

Side 8: Line

Direction: S73° 19' 07"W  
Angle: [-101.0178 (d)]  
Deflection angle: [78.9822 (d)]  
Distance: 667.53'  
Easting: 2374466.8781'  
Northing: 2346059.0796'

Side 9: Line

Direction: N64° 39' 34"W  
Angle: [-137.9781 (d)]  
Deflection angle: [42.0219 (d)]  
Distance: 245.00'  
Easting: 2374245.4520'  
Northing: 2346163.9390'

Side 10: Line

Direction: N27° 09' 26"E  
Angle: [-88.1833 (d)]  
Deflection angle: [91.8167 (d)]  
Distance: 868.22'  
Easting: 2374641.7369'  
Northing: 2346936.4442'

**Mapcheck 3: LOT 2 BLOCK 1**

Closure Summary

Precision, 1 part in: 431614.95'  
Error distance: 0.01'  
Error direction: N20° 13' 05"E  
Area: 561192.21 Sq. Ft.

Square area: 561192.213

Perimeter: 3378.86'

Point of Beginning

Easting: 2374180.5202'

Northing: 2345614.0155'

Side 1: Line

Direction: S64° 39' 34"E

Angle: [-64.6594 (d)]

Deflection angle: [115.3406 (d)]

Distance: 245.00'

Easting: 2374401.9462'

Northing: 2345509.1560'

Side 2: Line

Direction: N73° 19' 07"E

Angle: [137.9781 (d)]

Deflection angle: [-42.0219 (d)]

Distance: 667.53'

Easting: 2375041.3838'

Northing: 2345700.7701'

Side 3: Line

Direction: S5° 39' 49"E

Angle: [-78.9822 (d)]

Deflection angle: [101.0178 (d)]

Distance: 131.24'

Easting: 2375054.3356'

Northing: 2345570.1708'

Side 4: Line

Direction: S10° 21' 37"E

Angle: [175.3033 (d)]

Deflection angle: [-4.6967 (d)]

Distance: 333.64'

Easting: 2375114.3364'

Northing: 2345241.9703'

Side 5: Line

Direction: S0° 32' 56"W

Angle: [-169.0908 (d)]

Deflection angle: [10.9092 (d)]

Distance: 191.40'

Easting: 2375112.5029'

Northing: 2345050.5791'

Side 6: Line

Direction: N88° 42' 32"W

Angle: [-89.2578 (d)]

Deflection angle: [90.7422 (d)]

Distance: 1207.37'  
Easting: 2373905.4394'  
Northing: 2345077.7838'

Side 7: Line

Direction: N27° 09' 26"E  
Angle: [-64.1339 (d)]  
Deflection angle: [115.8661 (d)]  
Distance: 602.68'  
Easting: 2374180.5229'  
Northing: 2345614.0228'