



# 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 #  MLD0034-22	RECEIVED:  04/07/2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Harr Acres
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### APPLICANT INFORMATION:

Landowner's name: William W. Harr		
Mailing address: 6657 River Rd.		
City: Clark Fork	State: ID	Zip code: 83811
Telephone: 208-264-8745	Fax:	
E-mail: harr98036@comcast.net		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 838645
Telephone: 208-265-4474	Fax:	
E-mail: tglahe@glaheinc.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 #: 28	Township: 55N	Range: 3E	Parcel acreage: 20
Parcel # (s): RP55N03E286451A			
Legal description: S2 SW SW			
Current zoning: Rural 10 (R-10)	Current use: 131 Land-ag/timb w/resid Imp		
What zoning districts border the project site?			

North: Rural 10 (R-10)	East: Rural 10 (R-10)
South: Rural 10 (R-10)	West: Rural 5 (R-5)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20 ac 131-Land-ag/timb w/resid imp and 20.64 ac 131--Land-ag/timb w/resid Imp	
South: 9.8 Ac Platted 132-Land-ag/timb w non-res Imp and 9.8 ac Platted 110-Land-ag/timber HS Vacant and 20 ac 534-Resid improv on cat 12	
East: 5 Ac 131-Land-ag/timb w/resid Impr	
West: vacant 140.78 Ac=106 Productivity forest land	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Travel east on Hwy 200 from Sandpoint to intersection with Stephen Street in Clark Fork, ID which is approximately 34.8 miles. Turn right or southerly onto Stephen St. for .3 mi then turn left onto South River Rd and travel .07 miles which will continue to Johnson Creek Rd. At intersection with River Rd, continue southerly on River Rd. which heads off the river's edge. Travel approx. 6 miles, pass intersection with Dry Creek Rd and turn left (north) onto unnamed road to 6657 River Road. Total mileage approx. 35 from County office to Subject parcel.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> N/A		
<b>This application is for :</b>		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.2	1.01 : 1
Lot #2	Proposed acreage: 10.2	0.99 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Division is a North/South line to halve the parcel into two (2) 10.2 acre platted lots.		

**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: Relatively flat with no outcroppings or benches.	_____
_____	_____
_____	_____
Water courses (lakes, streams, rivers & other bodies of water): _____	
None	
_____	
_____	
Springs & wells: Idaho Dept Wa Resouces:Well Drillers Report 8-21-09 Roger Grossman 12+ gpm 263 ft deep well with 6" casing	
Possible second well 5-18-94 30 gl min. (Janet Jenkins)	
_____	

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

A 1 story 531 sf. building and 12x44 mobile home.

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

Open treed land with scattered cleared areas.

Are wetlands present on site?  Yes  No

Source of information: NWI Wetland Mapper

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C1255E

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: A ~12 ft. wide unnamed dirt road, within a 30 ft. wide private easement (Inst. No. 531500), providing access to one single family residence only, runs from River Rd. at the south, north to the subject property. River Rd. is a ~25 ft. wide paved road within a 70' wide public right-of-way (Inst. No. 59938).

A proposed 30' wide access easement will provide access to Lot 1 across Lot 2.

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.

Northern Lights easement Inst. 454077, Power transmission line easement Inst. 36801

**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: Individual on-site septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical subsurface single residence septic systems.

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:

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: Typical individual private well systems.

IDWR: Well Drillers Report 8-21-09 Roger Grossman 12+ gpm 263 ft deep well with 6" casing. Possible second well 5-18-94 30 gpm. (Janet Jenkins)

Which power company will serve the project site? Northern Lights

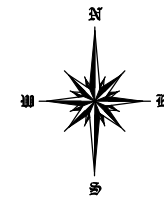
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: William Warren Horn Date: 4-2-2022

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# HARR ACRES

THE S½ OF THE SW¼ OF THE SW¼  
OF SECTION 28, TOWNSHIP 55 NORTH,  
RANGE 3 EAST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- 
- 
- 
- 
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 5361, INST. NO. 877453, 8/7/2015.
- (R2) RANCHOS DE MARCOS, BK. 14, PG. 48, INST. NO. 944461, 9/3/2019

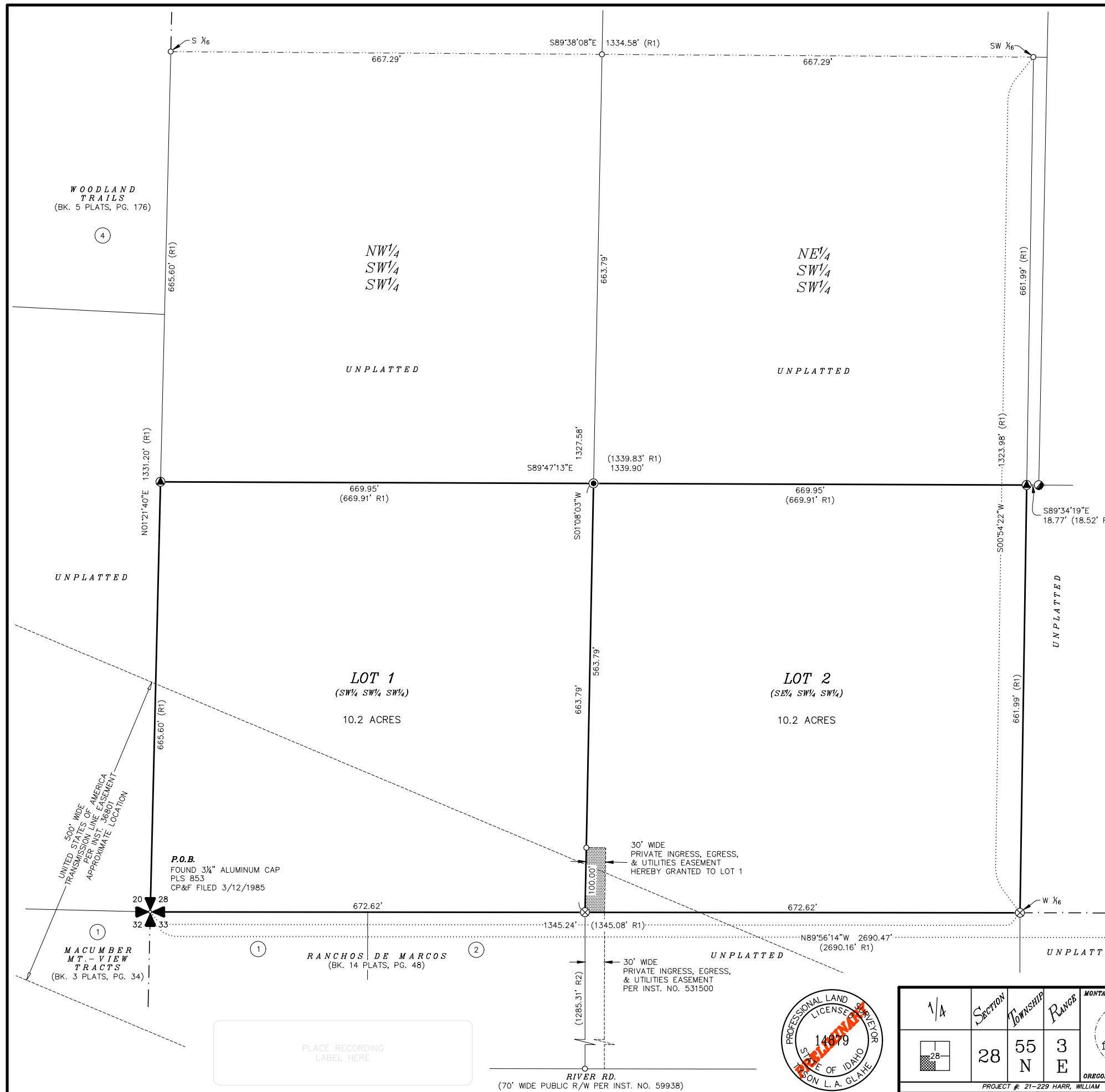
## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0002193781. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°15'24" AT THE SOUTHWEST CORNER OF SECTION 28.

## SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 2 CONFORMING LOTS.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1255E, EFFECTIVE 11/18/2009.
- 5) SEE RECORD OF SURVEY, INST. NO. 877453 BY PLS 5361, FOR SECTION BREAKDOWN OF THE SW ¼ OF SECTION 28.



PLACE RECORDING LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	28	55 N	3 E	ORCON	WASHINGTON
PROJECT #: 21-229 HARR, WILLIAM DRAWING NAME: 21-229 HARR MLD					

**HARR ACRES**

**GLAHE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=100'

Checked By: TLAG  
Date: 4/5/2022

Drawn By: SWO  
Sheet: 1 of 2

# HARR ACRES

THE 1/2 OF THE SW 1/4 OF THE SW 1/4  
OF SECTION 28, TOWNSHIP 55 NORTH,  
RANGE 3 EAST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

### OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT WILLIAM W. HARR, AN UNMARRIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 AND 2, THE SAME TO BE KNOWN AS 'HARR ACRES' BEING THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, HEREINAFTER REFERRED TO AS "S 1/2-SW 1/4-SW 1/4," MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SECTION 28, MARKED WITH A 3-1/4" ALUMINUM CAP BY PLS 853;

THENCE ALONG THE WEST LINE OF SAID SECTION 28, N01°21'40"E, 665.60 FEET TO THE NORTHWEST CORNER OF SAID S 1/2-SW 1/4-SW 1/4, MARKED WITH A 5/8" REBAR AND CAP BY PLS 5361;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID S 1/2-SW 1/4-SW 1/4, S89°47'13"E, 1339.90 FEET TO THE NORTHEAST CORNER OF SAID S 1/2-SW 1/4-SW 1/4, MARKED WITH A 5/8" REBAR AND CAP BY PLS 5361;

THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID S 1/2-SW 1/4-SW 1/4, S00°54'22"W, 661.99 FEET TO THE SOUTH LINE OF SAID SECTION 28, AND THE SOUTHEAST CORNER OF SAID S 1/2-SW 1/4-SW 1/4, MARKED WITH A 1/2" REBAR AND CAP BY PLS 974;

THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE, N89°56'14"W, 1345.24 FEET TO THE **POINT OF BEGINNING**.

\_\_\_\_\_  
WILLIAM W. HARR

\_\_\_\_\_  
DATE

### DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE PLAT CERTIFICATE, FILE NO. 1013252-S, GUARANTEE NO. 501055-1013252-S, DATED OCTOBER 22, 2021.

1. A 500 FT. POWER LINE UTILITIES EASEMENT GRANTED TO THE UNITED STATES OF AMERICA, RECORDED DEC. 12, 1950 AS INST. NO. 36801. AS SHOWN HEREON.
2. A POWER EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED OCT. 18, 1994 AS INST. 454077. THIS EASEMENT SERVES THE SUBJECT PROPERTY AND LOCATED ON LINES AS CONSTRUCTED INCLUDING BUT NOT LIMITED TO 20 FT. WIDE CLEARING FOR SAID LINE. NOT SHOWN HEREON.
3. SUBJECT TO AN EASEMENT AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN; A 30 FT. WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITIES EASEMENT AND AGREEMENT RECORDED SEP. 21, 1998 AS INST. NO. 531500, IN FAVOR OF SUBJECT PROPERTY, INCLUDING SHARED MAINTENANCE AND REPAIR, FOR THE BENEFIT OF ONE SINGLE FAMILY RESIDENCE ONLY. AS SHOWN HEREON.
4. AN AGREEMENT FOR FIRE SUPPRESSION SERVICES PROVIDED BY THE CITY OF CLARK FORK, ID. RECORDED MAY 1, 2007 AS INST. NO. 727880 FOR THE SUBJECT PROPERTY.
5. THE MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS DISCLOSED BY SURVEY RECORDED AUG. 7, 2015 AS INST. NO. 877453, RECORDS OF BONNER CO., ID.

### COUNTY COMMISSIONERS' CERTIFICATE

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

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

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

### PLANNING DIRECTOR

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

\_\_\_\_\_  
PLANNING DIRECTOR

### SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 28, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

\_\_\_\_\_  
TYSON L.A. GLAHE, PLS 14879

\_\_\_\_\_  
DATE

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "HARR ACRES" 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

### 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.

### WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

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

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

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER BY DEPUTY

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

PLACE RECORDING LABEL HERE

### ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM W. HARR, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

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

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

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

PREPARED FOR:  
WILLIAM HARR  
6657 RIVER RD.  
CLARK FORK, ID 83811



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	28	55	3		
	N	E		OREGON	WASHINGTON
PROJECT #: 21-229 HARR, WILLIAM					
DRAWING NAME: 21-229 HARR MLD					

## HARR ACRES

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: N/A  
Checked By: TLAG  
Date: 4/5/2022  
Drawn By: SWO  
Sheet: 2 of 2