



# 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 #  MLD0088-22	RECEIVED:  Received by Bonner County Planning Department on September 06, 2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Larson's Landing Phase 2
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### APPLICANT INFORMATION:

Landowner's name: Kerstetter, Michael & Virginia		
Mailing address: 3652 Dianna Way		
City: Wenatchee	State: WA	Zip code: 98801
Telephone: 509-670-0775	Fax:	
E-mail: lilchick63@yahoo.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church Street		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@glaheinc.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Dave Covillo		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone: 509-869-7409	Fax:	
E-mail: dave@renovationsbydave.com		

### PARCEL INFORMATION:

Section #: 19	Township: 56N	Range: 4W	Parcel acreage: 15.29
Parcel # (s): RP027740000040A			
Legal description: 19-56N-4W LARSON S LANDING LOT 4 CPWRS			
Current zoning: R-5	Current use: vacant; in development		
What zoning districts border the project site?			

North: R-5	East: R-5
South: R-5	West: R-5 / Suburban
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 46 acres with a residential structure on it. property classification is 534-Resid improv on cat 12	
South: 1.0 acre with residential structure on it and another structure. Property Class Description 548-MH real prop on own land	
East: 5.0 and 6.6 acre lots, both of the Larson's Landing subdivision. Both are vacant and no structures.	
West: 2.0 and 9.0 acre lots; one lot has two structures on it (not sure if residential or for storage), the other vacant.	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?: Priest River
Detailed Directions to Site:	
From Sandpoint go West on Hwy 2 towards Priest River. Go approximatley 25 miles and turn right onto Eastside Road. Go approx. 0.7 miles and turn left onto Locust Lane. Project site it directly straight out from the end of Locust Lane.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Lot 4 of Larson's Landing, Inst. No. 965498																		
<b>This application is for :</b> creating 3 lots from an existing platted lot																		
Proposed lots:																		
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">Lot #</th> <th style="width:45%;">Proposed acreage:</th> <th style="width:40%;">Depth to Width Ratio (D:W)</th> </tr> </thead> <tbody> <tr> <td>Lot #1</td> <td>4.996</td> <td>2.15 : 1</td> </tr> <tr> <td>Lot #2</td> <td>5.188</td> <td>1 : 1</td> </tr> <tr> <td>Lot #3</td> <td>5.106</td> <td>1.5 : 1</td> </tr> <tr> <td>Lot #4</td> <td></td> <td></td> </tr> <tr> <td>Remainder</td> <td></td> <td>N/A</td> </tr> </tbody> </table>	Lot #	Proposed acreage:	Depth to Width Ratio (D:W)	Lot #1	4.996	2.15 : 1	Lot #2	5.188	1 : 1	Lot #3	5.106	1.5 : 1	Lot #4			Remainder		N/A
Lot #	Proposed acreage:	Depth to Width Ratio (D:W)																
Lot #1	4.996	2.15 : 1																
Lot #2	5.188	1 : 1																
Lot #3	5.106	1.5 : 1																
Lot #4																		
Remainder		N/A																
Describe the land division proposal and resulting acreage: _____ The owners would like to subdivide their property into three lots resulting in three lots at 4.996, 5.188 and 5.106 acres each respectively.																		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:
<b>Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:</b> The proposed area of the subdivision is mostly flat with a slight slope to the South and South West towards Priest River, and steep to moderately sloped along West and South boundary of the property.
<b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> _____ None
<b>Springs &amp; wells:</b> No wells on site.

Existing structures (size & use): None

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Land cover (timber, pastures, etc): Scattered timber on the South and South West half of the property, with most of the North and North West land bare.

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Are wetlands present on site?  Yes  No

Source of information: USFWS

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 19017C0859E

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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**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: Locust Lane is a 40' wide private ingress, egress and utilities easement with a 62' radius cul-de-sac at the end of it that access all three proposed lots.

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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Is public road dedication proposed as part of this minor land division?

Yes  No

List existing access and utility easements on the subject property.  
60' wide public R/W per Bk. 53 of Deeds, pg 494, Additional public R/W per Inst. No. 965498 and Locust Lane.

**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: Standard septic tank with drainfield \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual subsurface system per county standards and requirements. \_\_\_\_\_

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 water well system. \_\_\_\_\_

Which power company will serve the project site? Avista

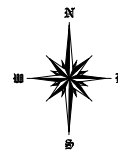
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 9/6/2022  
*ON BEHALF OF DAVE COVILLO*

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

# LARSON'S LANDING PHASE 2

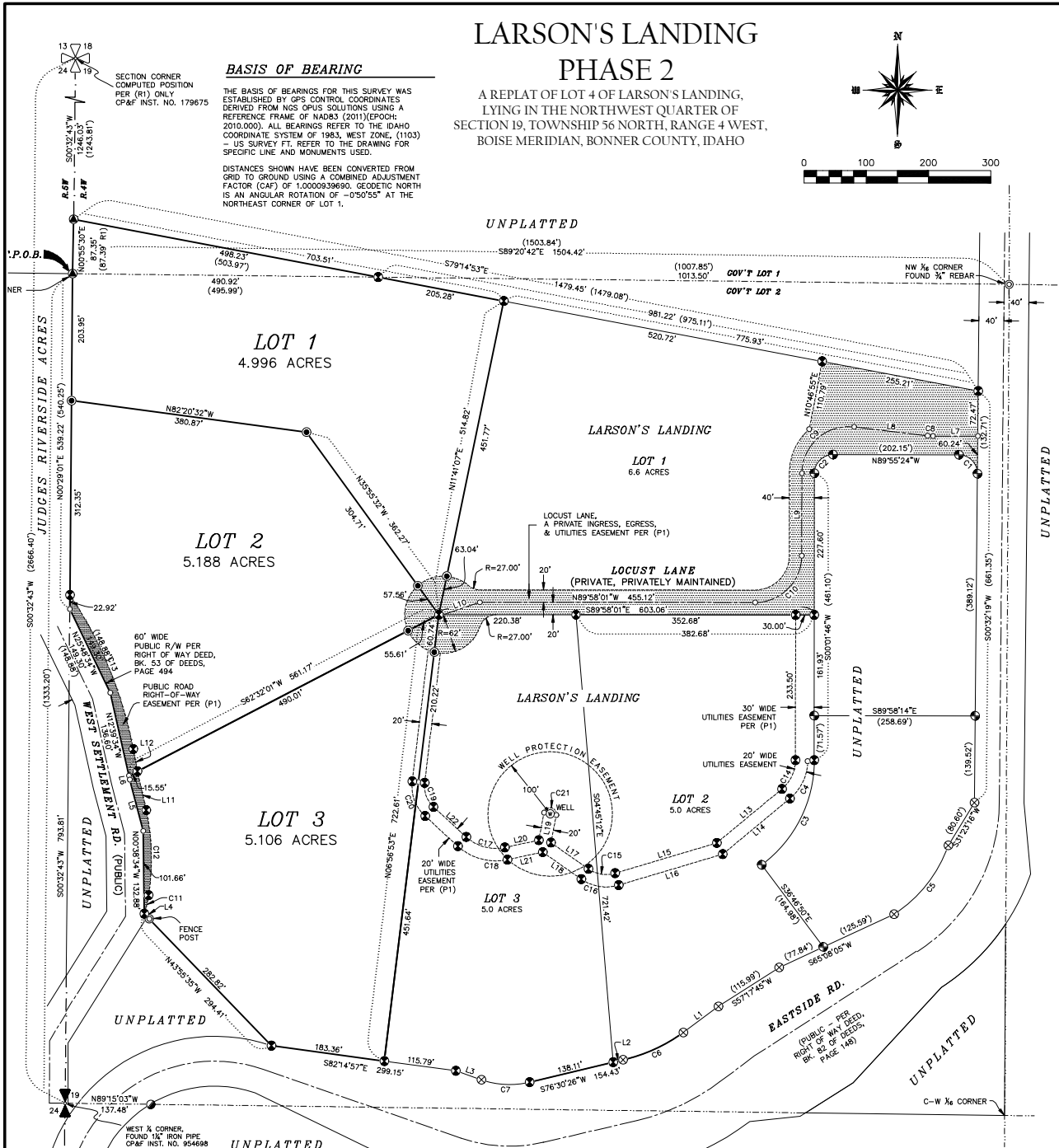
A REPLAT OF LOT 4 OF LARSON'S LANDING,  
LYING IN THE NORTHWEST QUARTER OF  
SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NOS 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 1.0000939690. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°50'55" AT THE NORTHEAST CORNER OF LOT 1.



### LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



PREVIOUSLY SET 5/8" X 24" REBAR AND CAP, PLS 14879



FOUND 5/8" REBAR AND CAP, PLS 7879



FOUND 3-1/2" BRASS CAP IN CONCRETE



FOUND 1-1/2" ALUM. CAP, PLS 6019



FOUND 5/8" REBAR AND CAP, PLS 5576



FOUND MONUMENTATION, AS NOTED.



CALCULATED POINT, NOTHING SET



LARSON'S LANDING, BK. 15, PAGE 64, INST. NO. 965498, 9/16/2020



RECORD OF SURVEY BY PLS 7879, INST. NO. 786276, 1/13/2010

### GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0859E, EFFECTIVE 11/18/2009.
- THIS PLAT IS SUBJECT TO CC&A'S AS RECORDED IN INST. NO. 965499.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	19	56 N	4 W		
PROJECT # 22-079 COVILLO KERSTETTER DRAWING NAME: 22-079 COVILLO KERSTETTER.MXD					

### LARSON'S LANDING PHASE 2

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

Scale: 1"=100'  
Checked By: TLAG  
Drawn By: SWO  
Plot Date: 2/9/2022  
Sheet: 1 of 2

PLACE RECORDING LABEL HERE

# LARSON'S LANDING PHASE 2

A REPLAT OF LOT 4 OF LARSON'S LANDING, LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

### OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT MICHAEL L. KERSTETTER AND VIRGINIA KERSTETTER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE REPLATED INTO LOTS 1-5, THE SAME TO BE KNOWN AS LARSON'S LANDING PHASE 2 BEING LOT 4 OF LARSON'S LANDING, RECORDED IN BOOK 15 OF PLATS, PAGE 64, INSTRUMENT NO. 965448, RECORDS OF BONNER COUNTY, SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVT LOT 2, MARKED WITH A 1-1/2" ALUMINUM CAP BY PLS 6019; THENCE NORTH 0055'30" EAST, 87.35 FEET TO A 1-1/2" ALUMINUM CAP BY PLS 6019; THENCE SOUTH 7914'53" EAST, 703.51 FEET; THENCE SOUTH 1141'07" WEST, 514.82 FEET, TO THE NORTHWEST CORNER OF LOT 3 OF SAID LARSON'S LANDING; THENCE ALONG THE WEST PROPERTY LINE OF SAID LOT 3, SOUTH 08'56'53" WEST, 722.61 FEET TO THE NORTH RIGHT-OF-WAY OF EASTSIDE ROAD, A PUBLIC ROAD; THENCE LEAVING SAID WEST PROPERTY LINE AND ALONG SAID NORTH RIGHT-OF-WAY, NORTH 821'43'57" WEST, 183.36 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 43'55'35" WEST, 282.82 FEET; THENCE NORTH 43'55'35" WEST, 11.59 FEET, TO THE EASTERLY RIGHT-OF-WAY OF EAST SETTLEMENT ROAD, A PUBLIC ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF EAST SETTLEMENT ROAD THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 02'35'54" WEST, 132.86 FEET;
- 2) NORTH 14'42'34" WEST, 85.46 FEET;
- 3) NORTH 12'39'54" WEST, 6.39 FEET;
- 4) NORTH 12'39'54" WEST, 136.60 FEET;
- 5) NORTH 22'48'54" WEST, 146.30 FEET;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, NORTH 02'29'01" EAST, 539.22 FEET, TO THE TRUE POINT OF BEGINNING.

MICHAEL L. KERSTETTER \_\_\_\_\_ DATE \_\_\_\_\_

VIRGINIA KERSTETTER \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL L. KERSTETTER, 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: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED VIRGINIA KERSTETTER, 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: \_\_\_\_\_

### PLANNING DIRECTOR

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

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

### DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 6070504, GUARANTEE NO. 7195-36-607604-2022.81075-22137281, DATED APRIL 19, 2022.

1. A PUBLIC UTILITIES EASEMENT, GRANTED TO PACIFIC POWER & LIGHT COMPANY, INST. NO. 264507, 4/21/1980, NOT SHOWN HEREON.
2. A PUBLIC UTILITIES EASEMENT, GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., INST. NO. 388210, 4/5/1991, (10' WIDE ON EITHER SIDE OF THE ACCESS ROAD TO RESIDENCES NORTH OF THE SUBJECT PROPERTY) NOT SHOWN HEREON.
3. MATTERS WHICH MAY EXIST OR ARISE BY REASON OF FACTS SHOWN ON RECORD OF SURVEY, INST. NO. 456525, 11/30/1994, AND RECORD OF SURVEY, INST. NO. 786276, 1/13/2010.
4. LINES, LINES AND ASSESSMENTS OF THE LARSON'S LANDING IMPROVEMENT ASSOCIATION.
5. RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACT(S) SHOWN ON A SURVEY PLAT ENTITLED RECORD OF SURVEY BY JAMES A. SEMELL AND ASSOCIATES, RECORDED NOVEMBER 30, 1994, INSTRUMENT NO. 456525. FACT(S): NORTH BOUNDARY AND CORNERS AND EXISTING ROADWAY.
6. AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN BETWEEN WILLIAM H. HARRIT AND Patsy HARRIT, AKA Patsy Lee HARRIT, FOR THE PURPOSE OF PARTITION REAL PROPERTY, WATER/EASEMENTS, ROADWAY EASEMENT, SURVEY AND FENCING, RECORDED DECEMBER 19, 1994 AS INSTRUMENT NO.: 457409.
7. RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACT(S) SHOWN ON A SURVEY PLAT ENTITLED RECORD OF SURVEY, INSTRUMENT NO.: 786276. FACT(S): EASEMENTS, BOUNDARY AND CORNERS.
8. EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF LARSON'S LANDING.

### 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 \_\_\_\_\_

### AREA OF CITY IMPACT CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT WAS REVIEWED FOR POTENTIAL IMPACT TO THE CITY OF PREST RIVER.

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

MAYOR, FOR THE CITY COUNCIL \_\_\_\_\_ CITY CLERK \_\_\_\_\_

### 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 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, 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 HEREN REPLAT "LARSON'S LANDING PHASE 2" 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 IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEM

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREN 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 \_\_\_\_\_, 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



1/4	Section	Range	Township	BLANK
19	56	4	N	W
BLANK				

**LARSON'S LANDING PHASE 2**

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-865-4474

Drawn By: **N/A**  
Checked By: **TLG**  
PLG Date: **8/9/2022**  
Drawn By: **STB**  
Sheet: **2 of 2**

PROJECT # 22-079 CONNOR KERSTETTER  
DRAWING NAME: 22-079 CONNOR KERSTETTER MLD