



# 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 #  MLD0096-22	RECEIVED:  Received by Bonner County Planning Department on October 12, 2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Kearbey's Corner
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### APPLICANT INFORMATION:

Landowner's name: Clara Elizabeth Hartt as Personal Representative of the Estates of Elden Phillip Kearbey and Margaret Anne Kearbey		
Mailing address: 384 Eastside Road		
City: Priest River	State: Idaho	Zip code: 83856
Telephone: 208-946-1838	Fax:	
E-mail: jhartt@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@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 #: 24	Township: 56N	Range: 5w	Parcel acreage: 7.82
Parcel # (s): RP00207000007AA			
Legal description: 24-56N-5W JUDGES RIVERSIDE LOT 7 ACRES LESS PT KENANN S SUB 1960 VIKING 8 X 37 MH			
Current zoning: Suburban		Current use: Residential	
What zoning districts border the project site?			

North: Suburban	East: City of Priest River
South: City of Priest River	West: Suburban
Comprehensive plan designation: Suburban Growth	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 3.8 acre lot - 548-MH real prop on own land; with mobile home	
South: 4.9 acre lot (split lot) - 520-Land resid city lot vacant; with residential home on larger split piece	
East: 208 and 20.3 acre parcels - the larger does not have structures, the 20 acre lot is owned and operated by Bonner County for maintenance purposes	
West: 1.0 and 1.8 arce lots - both 537-Resid improv on cat 15; both have residential structures on them	
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. Before entering Priest River, turn right onto Eastside Road. The subject property is on your left approx.	
1/4 mile down Eastside road.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Judge's Riverside Acres - Bk 1 of Plats, page 115																		
<b>This application is for :</b> to subdivide Lot 7 of Judge's Riverside Acres into three resultant lots																		
Proposed lots:																		
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;"></th> <th style="width:45%;">Proposed acreage:</th> <th style="width:40%;">Depth to Width Ratio (D:W)</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Lot #1</td> <td style="padding: 2px;">2.51</td> <td style="padding: 2px;">2:1</td> </tr> <tr> <td style="padding: 2px;">Lot #2</td> <td style="padding: 2px;">2.51</td> <td style="padding: 2px;">2:1</td> </tr> <tr> <td style="padding: 2px;">Lot #3</td> <td style="padding: 2px;">2.80</td> <td style="padding: 2px;">2:1</td> </tr> <tr> <td style="padding: 2px;">Lot #4</td> <td style="padding: 2px;"></td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Remainder</td> <td style="padding: 2px;"></td> <td style="padding: 2px;">N/A</td> </tr> </tbody> </table>		Proposed acreage:	Depth to Width Ratio (D:W)	Lot #1	2.51	2:1	Lot #2	2.51	2:1	Lot #3	2.80	2:1	Lot #4			Remainder		N/A
	Proposed acreage:	Depth to Width Ratio (D:W)																
Lot #1	2.51	2:1																
Lot #2	2.51	2:1																
Lot #3	2.80	2:1																
Lot #4																		
Remainder		N/A																
Describe the land division proposal and resulting acreage: _____																		
The current lot is proposed to be subdivided into three lots, resulting in two 2.51 acre lots, and a 2.80 lot.																		

**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 site relatively flat with maximum slopes estimated below 15%.
<b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> _____ None on site
<b>Springs &amp; wells:</b> _____ A well exists on the proposed Lot 3.

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

A current existing residential structure is on site.

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

Approximately half of the subject site is covered with timber.

Are wetlands present on site?  Yes  No

Source of information: Wetlands Mapper

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0867E

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: \_\_\_\_\_

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: \_\_\_\_\_

Rivers End Drive, Kearby Korner, and Eastside Road are all public, county maintained roads.

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.

Right to Overflow land - Inst. 42649;    Access - Inst. No. 37906

**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:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual private septic system

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 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:

  
ON BEHALF OF APPLICANT

Date:

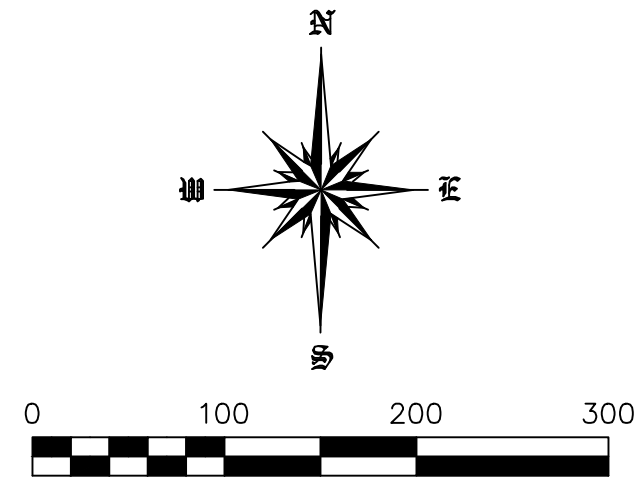
10/12/2022

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

Date: \_\_\_\_\_

# KEARBEBY'S CORNER

A REPLAT OF LOTS 6 & 7 OF JUDGE'S RIVERSIDE ACRES, IN A PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ▲ FOUND 5/8" REBAR & CAP, PLS 9905
- ⊗ FOUND 1" IRON PIPE, PER (P2)
- CALCULATED POINT, NOTHING SET

## GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0867E, EFFECTIVE 11/18/2009.

## 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 1.0000800864. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°51'11" AT THE NORTHERLY-MOST CORNER OF THIS PLAT.

## SURVEYOR'S NARRATIVE

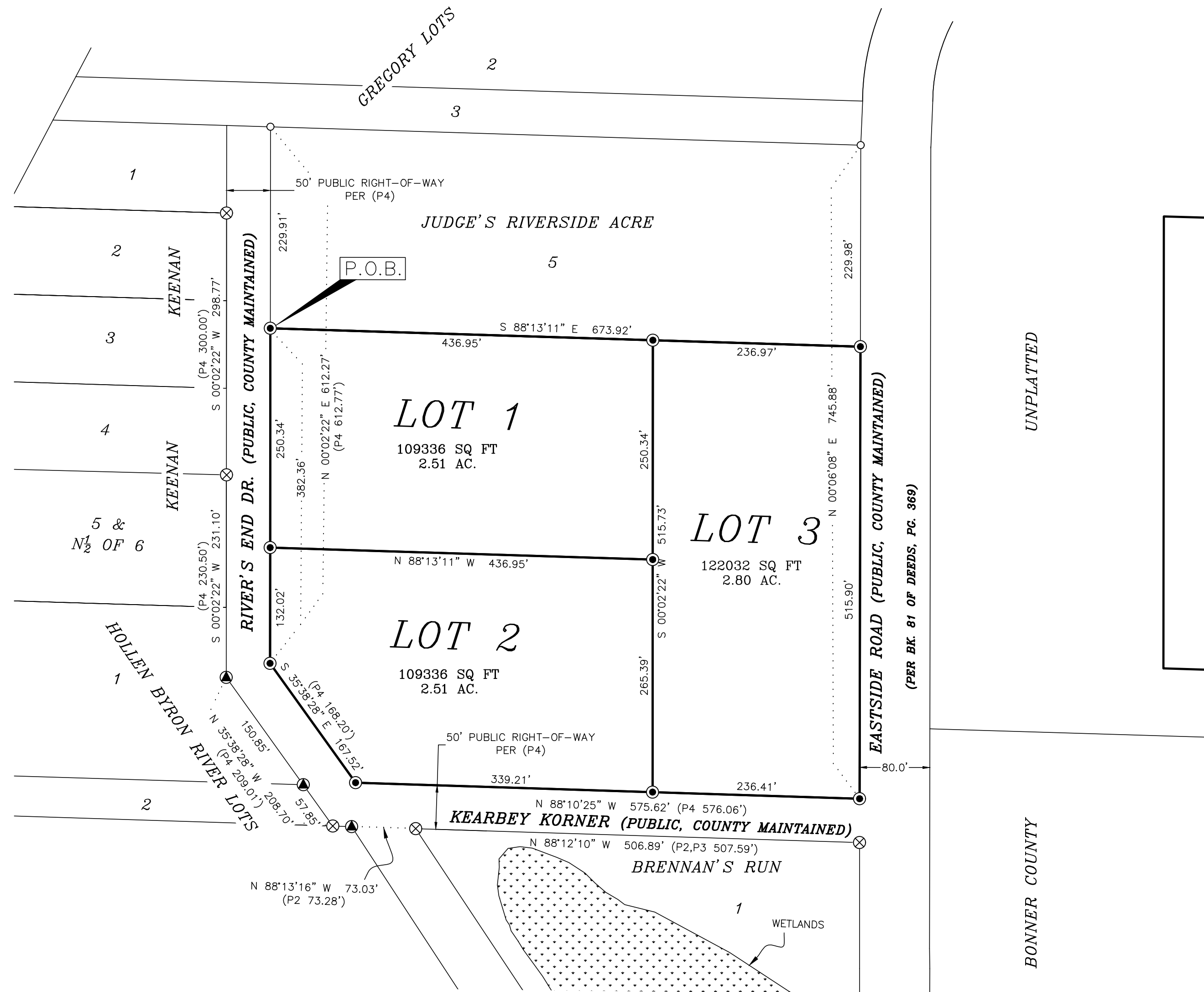
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 2 PLATTED LOT AND REPLAT THEM INTO 3 CONFORMING LOTS AS SHOWN HEREON.

## METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

## RECORD REFERENCES

- (P1) JUDGE'S RIVERSIDE ACRES, BK. 1 OF PLATS, PG. 115, INST. NO. 12039, 2/5/1910
- (P2) RIVER'S END, BK. 3 PLATS, PG. 39, INST. NO. 125145, 12/9/1969
- (P3) BRENNAN'S RUN, BK. 14 PLATS, PG. 31, INST. NO. 942313, 7/26/2019
- (P4) KENANN, BK. 2 PLATS, PG. 97; INST. NO. 91013, 7/8/1963
- (R1) R.O.S. BY PLS 9367, INST. NO. 717441, 11/17/2006
- (R2) R.O.S. BY PLS 4193, INST. NO. 659892, 11/21/2004



PLACE RECORDING LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
	24	56 N	5 W	OREGON	WASHINGTON
PROJECT # 22-131 HARTT DRAWING NAME: 22-131 HARTT MLD					

**KEARBEBY'S CORNER**

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

Scale: 1"=100'

Checked By: TLAG	Drawn By: TSH
Plot Date: 10/12/2022	Sheet: 1 of 2

# KEARBEBY'S CORNER

A REPLAT OF LOTS 6 & 7 OF JUDGE'S RIVERSIDE ACRES, IN A PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CLARA ELIZABETH HARTT AS PERSONAL REPRESENTATIVE OF THE ESTATES OF ELDEN PHILLIP KEARBEBY AND MARGARET ANNE KEARBEBY, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, AS SHOWN HEREON, THE SAME TO BE KNOWN AS 'KEARBEBY'S CORNER' BEING LOT 6 AND 7 OF JUDGE'S RIVERSIDE ACRES, AS RECORDED IN BK. 1 OF PLATS, PG. 115, INST. NO. 12039, ON 2/5/1910, RECORDS OF BONNER COUNTY, IDAHO, IN SECTION 24, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SAID JUDGE'S RIVERSIDE ACRES, BEING ON THE EAST RIGHT-OF-WAY OF RIVER'S END DRIVE, A COUNTY ROAD;

THENCE LEAVING SAID EAST RIGHT-OF-WAY, AND ALONG THE SOUTH BOUNDARY OF SAID LOT 5, SOUTH 88°13'11" EAST, A DISTANCE OF 673.92 FEET, TO THE WESTERLY RIGHT-OF-WAY OF EASTSIDE ROAD, A COUNTY ROAD, AND BEING THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE LEAVING SAID SOUTH BOUNDARY, AND ALONG SAID WESTERLY RIGHT-OF-WAY OF EASTSIDE ROAD, SOUTH 00°06'08" WEST, A DISTANCE OF 515.90 FEET, TO THE NORTH RIGHT-OF-WAY OF KEARBEBY CORNER, A COUNTY ROAD;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, AND ALONG SAID NORTH RIGHT-OF-WAY OF KEARBEBY CORNER, NORTH 88°10'25" WEST, A DISTANCE OF 575.62 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF RIVER'S END DRIVE;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, AND ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 35°38'28" WEST, A DISTANCE OF 167.52 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°02'22" EAST, A DISTANCE OF 382.36 FEET, TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CLARA ELIZABETH HARTT AS PERSONAL REPRESENTATIVE OF THE ESTATES OF ELDEN PHILLIP KEARBEBY AND MARGARET ANNE KEARBEBY \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CLARA ELIZABETH HARTT AS PERSONAL REPRESENTATIVE OF THE ESTATES OF ELDEN PHILLIP KEARBEBY AND MARGARET ANNE KEARBEBY, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID PERSONAL REPRESENTATIVE.

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

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

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

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

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SUBDIVISION GUARANTEE, ISSUED BY NORTH IDAHO TITLE INSURANCE, INC., ORDER NO. N-61926, GURANTEE NO. G-0000364732608, DATED MAY 23, 2022.

1. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE OF RIGHT OF WAY AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED APRIL 11, 1951, AS (INSTRUMENT) 37906.
2. EASEMENT GRANTED TO THE UNITED STATES OF AMERICA GRANTING THE RIGHT TO BACK AND HOLD WATER UPON AND FLOOD AND OVERFLOW WITH WATER SAID LAND ON ACCOUNT OF DAMS CONSTRUCTED AND MAINTAINED IN THE PEND OREILLE RIVER, IDAHO, BY DOCUMENT RECORDED JULY 11, 1952, AS (INSTRUMENT) 42649.
3. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF JUDGES RIVERSIDE ACRES, ON FILE AND OF RECORD AS (BOOK) 1 (PAGE) 115, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
4. ASSESSMENTS FOR THE CITY OF PRIEST RIVER, IF ANY, WHICH ARE EXCLUDED FROM THE COVERAGE AFFORDED HEREBY.

## 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 24, TOWNSHIP 56 NORTH, RANGE 5 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 HEREIN PLAT "KEARBEBY'S CORNER" 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 THE PRIVATE INDIVIDUAL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL PROVIDED BY PRIVATE INDIVIDUAL SEWER SYSTEM

## 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



1/4	Section	Township	Range	MONTANA	IDAHO
	24	56 N	5 W		OREGON WASHINGTON
PROJECT #: 22-131 HARTT DRAWING NAME: 22-131 HARTT MLD					

<b>KEARBEBY'S CORNER</b>	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: N/A	Checked By: TLAG
Drawn By: TSH	Plot Date: 10/12/2022
Sheet: 2 of 2	