



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 # MLD0002-24	RECEIVED: Received by Alex, 1/29/2024
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: McGhee Acres
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APPLICANT INFORMATION:

Landowner's name: McGhee Trust (Bobby McGhee)		
Mailing address: [REDACTED]		
City: Apache Junction	State: AZ	Zip code: 85119
Telephone: [REDACTED]	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Katie Keeney		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: kkeeney@glaheinc.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Kory Kehle - Bobby's Son		
Company name:		
Mailing address: [REDACTED]		
City: Yuma	State: AZ	Zip code: 85365
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

PARCEL INFORMATION:

Section #: 05	Township: 57N	Range: 1W	Parcel acreage: 57.560 & 20
Parcel # (s): RP57N01W052554A, RP57N01W052500A			
Legal description: W2 OF GOV LOT 6, SENW N OF HWY LESS T 20, NESW N OF HWY; E2 GOV LOT 6			
Current zoning: AG/Forest 10	Current use: secondary residence		
What zoning districts border the project site?			

North: AG/Forest 10	East: AG/Forest 10
South: AG/Forest 10	West: AG/Forest 10
Comprehensive plan designation: Ag/Forest Land (10-20 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 47.25, no structures, 105- Dry grazing land	
South: US-HWY 200; 2.34, frame built home, 534-Resid improv on cat 12; 5.09, MH, 682-Exempt prop locally applid	
East: 43.33, MH, 146-Land-ag/timb w/ MH cat 46; 25.59, no other info available at time of application	
West: 67.40, frame built home, 146-Land-ag/timb w/ MH cat 46	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Follow US-HWY 2 northeast for .8mi; Turn left onto Fifth Ave/US HWY 2, follow for 1.3mi; Continue onto HWY-200, follow 4.4mi; Turn left onto Harvest Moon Dr, follow for 0.2mi, destination is at the end of the road	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for :		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.03	2.32 : 1
Lot #2	Proposed acreage: 10.03	2.67 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage: 59.68	N/A
Describe the land division proposal and resulting acreage: <u>Property owner is wanting to gift two 10 acre parcels to her sons.</u> So she is splitting her property into two 10-acre lots and an unplatted remainder parcel of 59.68 acres.		

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:	
Mostly flat, with some small sloping areas to the northwest, northeast, and southeast	
Water courses (lakes, streams, rivers & other bodies of water):	
A small seasonal riverine goes through the property that is classified as R4SBC, this also dries up at the end of summer.	
Springs & wells: <u>No springs, a private well is on the property for the house</u>	

Existing structures (size & use): _____

House 5000sq ft, barn 15,000sq ft

Land cover (timber, pastures, etc): Mostly bare pasture, with tree's at the south east of the proposed remainder parcel, as well as around the house on the remainder parcel

Are wetlands present on site? Yes No

Source of information: Nat'l Wetlands Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0730E

Other pertinent information (attach additional pages if needed): _____

0.19 of an acre on proposed L1 that is classified as PEM1C, and dries up by the end of summer each year, 1.33 acre of wetland is present on the south portion of the remainder parcel, it is classified as PEM1C as well and dries up at the end of summer. A small seasonal riverine goes through the property that is classified as R4SBC, this also dries up at the end of summer.

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: The lots will be accessed from Harvest Moon Dr., an existing ~15' wide gravel road within a proposed 30' wide easement.

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.
See Title Report

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> Private individual septic
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> Private Individual Well
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
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: Katie Keeney Digitally signed by Katie Keeney
Date: 2024.01.18 11:27:35 -08'00' Date: _____

Landowner's signature: _____ Date: _____

McGHEE ACRES

LYING IN THE W¹/₂ OF
SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BOBBIE McGHEE, TRUSTEE OF THE McGHEE TRUST, DATED MARCH 25, 2019, 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 & 2, THE SAME TO BE KNOWN AS 'McGHEE ACRES' BEING A PORTION OF SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 OF SAID SECTION 5, MARKED WITH A 5/8" REBAR & CAP BY PLS 14879, FROM WHICH, THE NORTH 1/4 CORNER OF SAID SECTION 5 BEARS NORTH 00°38'24" EAST, 1553.22 FEET,

THENCE ALONG EAST LINE OF SAID GOVERNMENT LOT 6, SOUTH 00°38'24" WEST, 984.17 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE LEAVING SAID EAST LINE, NORTH 89°16'57" WEST, 445.06 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 00°44'50" EAST, 484.20 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 89°23'02" WEST, 872.06 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 6, MARKED WITH A 5/8" REBAR & CAP BY PLS 14879;

THENCE ALONG SAID WEST LINE, NORTH 00°36'40" EAST, 501.45 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 6, SOUTH 89°17'09" EAST, 1316.46 FEET TO THE POINT OF BEGINNING;

BOBBIE McGHEE, TRUSTEE OF THE McGHEE TRUST, DATED MARCH 25, 2019 _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BOBBIE McGHEE, 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: _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2024.

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 TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

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 _____, 2024.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ 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

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, 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 _____

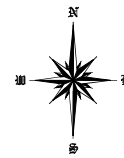


PREPARED FOR:
BOBBIE McGHEE
1715 N VISTA RD.
APACHE JUNCTION, AZ 85119

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO		McGHEE ACRES	
	5	57 N	1 W	OREGON	WASHINGTON			
PROJECT #: 23-165 KEHLE DRAWING NAME: 23-165 KEHLE MLD							GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLAG Drawn By: SWO Plot Date: 1/11/2024 Sheet: 2 of 2

McGHEE ACRES

LYING IN THE 1/2 OF SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 12221
- CALCULATED POINT, NOTHING SET
- X-X- FENCE
- WETLANDS, AS NOTED
- (D1) WARRANTY DEED, INST. NO. 936627, 4/2/2019
- (R1) RECORD OF SURVEY BY PLS 12221, INST. NO. 763136, 12/2/2008
- (R2) RECORD OF SURVEY BY PLS 14879, INST. NO. 831975, 9/6/2012

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE-ONE, FILE NO. 23482793, DATED JULY 25, 2023.

1. A PUBLIC UTILITY EASEMENT GRANTED TO NORTHERN IDAHO & MONTANA POWER COMPANY, LIMITED PARTNERSHIP, INST. NO. 18338, 8/12/1991, NOT SHOWN HEREON (BLANKET EASEMENT ACROSS THE N1/2 SEC. 5).
2. A PUBLIC UTILITY EASEMENT, GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INST. NO. 126500, 3/23/1970, NOT SHOWN HEREON (BLANKET EASEMENT).
3. A 20' WIDE PUBLIC UTILITY EASEMENT GRANTED TO ODEN WATER ASSOCIATION, INST. NO. 129038, 8/26/1970.
4. A 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT, INST. NOS. 133564, (6/4/1971), 149084 (5/14/1973), 250553 (12/24/1981), 296171 (12/4/1984), & 438660 (1/11/1994), AS SHOWN HEREON.
5. PUBLIC UTILITY EASEMENTS GRANTED TO PACIFIC POWER & LIGHT COMPANY, INST. NOS. 248289, 248291, 248295 (10/20/1981), & 397563 (11/5/1991), NOT SHOWN HEREON (BLANKET EASEMENTS).
6. A 10 FT. WIDE NATURAL GAS PIPELINE EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY, INST. NO. 517396 (1/14/1998), RE-RECORDED AS INST. NO. 520067 (3/16/1998), NOT SHOWN HEREON; NO SPECIFIC LOCATION DESCRIBED.
7. A COURT ORDERED EASEMENT DEED FOR A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT OF WAY ADJACENT TO PROPERTY OF EACH CLASS MEMBER, INST. NO. 815904, 9/28/2011, NOT SHOWN HEREON (SUBJECT PROPERTY NOT LISTED AS AFFECTED).

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS, CATEGORIZED AS PEM1C, PEM1A, & R4SBC, ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND SHOWN APPROXIMATELY.
- C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0730E, EFFECTIVE 11/17/2009.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY (PARCELS A & B OF WARRANTY DEED, INST. NO. 936627) INTO 2 CONFORMING LOTS WITH ONE REMAINDER PARCEL AS SHOWN.

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 1.0001363500. GEODEIC NORTH IS AN ANGULAR ROTATION OF -0°32'17" AT THE CENTER 1/4 CORNER OF SECTION 5.

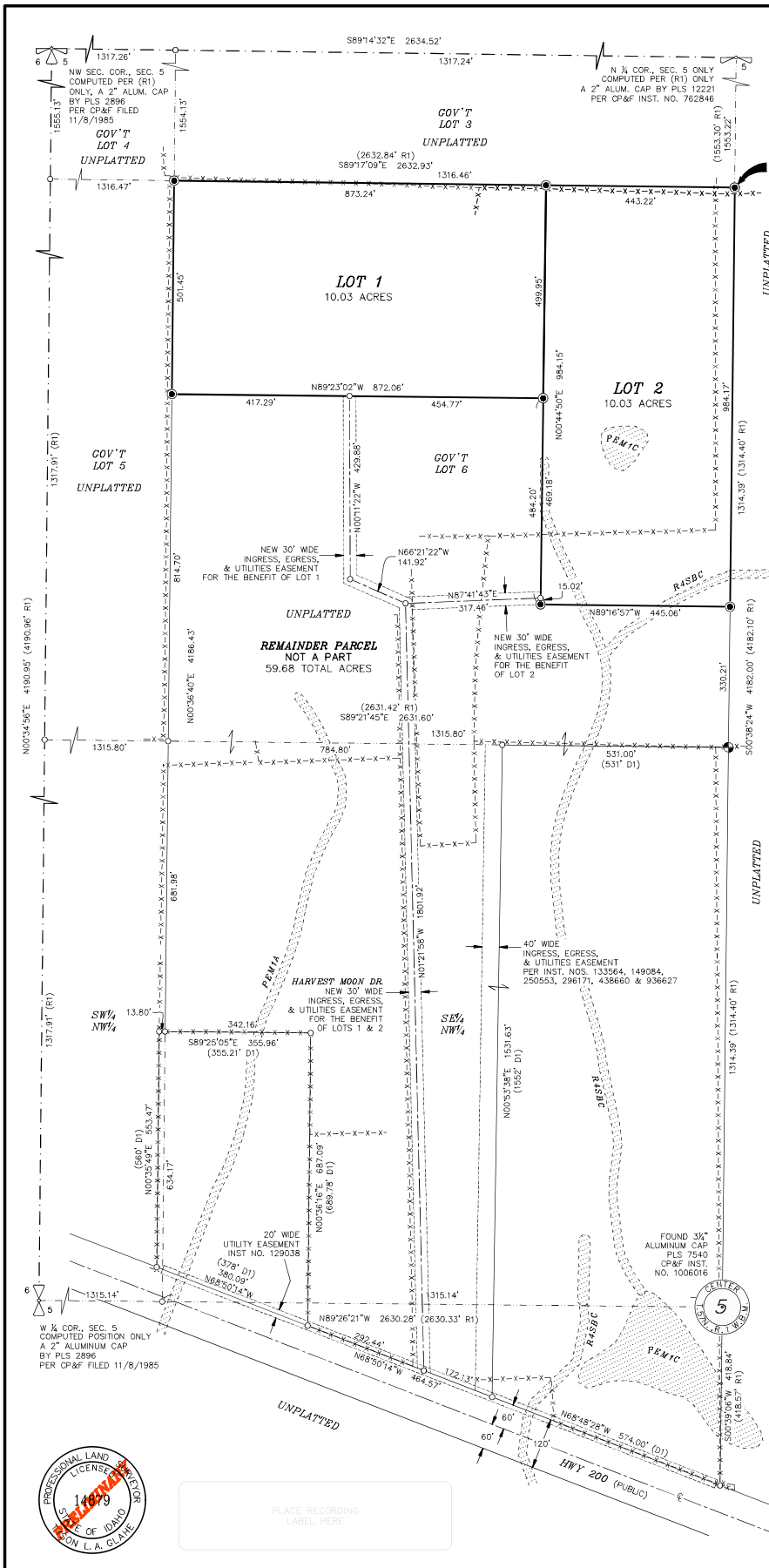
McGHEE ACRES

GLAHR & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-262-4474

Scale: 1" = 160'

Checked By: TLAG
Drawn By: SWO
Plot Date: 1/11/2024
Sheet: 1 of 2

1/4	Section	Township	Range	MONTANA IDAHO
	5	57 N	1 W	
PROJECT # 23-165 KYLE DRAWING NAME: 23-165 KYLE MLD				



PLACE RECORDING LABEL HERE