



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0050-24

RECEIVED:

**RECEIVED**

By Rob Winningham at 11:46 am, Sep 11, 2024

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Hermsmeyer Acres - 1st Addition

### APPLICANT INFORMATION:

Landowner's name: Craig Hermsmeyer

Mailing address: [REDACTED]

City: Sagle

State: ID

Zip code: 83860

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort

Company name: James A. Sewell & Associates

Mailing address: 1319 N. Division

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: scomfort@jasewell.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 #: 16

Township: 56N

Range: 3W

Parcel acreage: 27.39

Parcel # (s): RP56N03W161301A

Legal description: 16-56N-3W TAX 12 & 33

Current zoning: Rural 5

Current use: Rural Residential

What zoning districts border the project site?

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Rural Residential - 5 acre Bare land	
South:Rural Residential - Pend Oreille River	
East:Rural Residential - 22 acre Res improvement	
West:Rural Residential - 10 acre Bare land	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
_____	
_____	
_____	
_____	

### ADDITIONAL PROJECT DESCRIPTION:

#### Existing plat recording information:

#### This application is for :

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.23 (Upland) 1.6 (Sub)	2.6
Lot #2	Proposed acreage:12.1 (Upland) 3.48 (Sub)	3:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
_____		
_____		

### 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:

Slight slope down to river

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_

Site borders Pend Oreille River

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Springs & wells: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Site has existing residence and two barns

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

Pasture

Are wetlands present on site? ☒ Yes ☐ No

Source of information: Tom Duebendorfer

Flood Hazard Zones located on site: ☐ X ☐ D ☐ A ☒ AE

DFIRM MAP: 16017c0925E

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: Camp Peine Rd. 60' Gravel #1022011

☐ 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.

**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: 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?

☐ 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: \_\_\_\_\_

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:  Date: 9/4/24

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

# HERMSMEYER ACRES - 1ST ADDITION

## SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HERMSMEYER ACRES - 1ST ADDITION" 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 \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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.

### COUNTY COMMISSIONERS CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_ M. IN

BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC, AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CRAIG E. HERMSMEYER AND REBECCA L. HERMSMEYER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "HERMSMEYER ACRES - 1ST ADDITION", LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING B/LA PARCEL "A" AS SHOWN ON THE RECORD OF SURVEY FILED AS INSTRUMENT NUMBER 979117, RECORDS OF BONNER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S89°01'29"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, 87.96 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING;

THENCE CONTINUING S89°01'29"E ALONG SAID NORTH LINE, 831.53 FEET TO A 5/8" REBAR;

THENCE LEAVING SAID NORTH LINE S7°36'55"E, 821.16 FEET TO A 5/8" REBAR; THENCE S0°00'00"E, 504.30 FEET TO THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4;

THENCE N89°04'38"W ALONG SAID SOUTH LINE, 675.96 FEET TO 3.5" ARMY CORPS OF ENGINEERS BRASS CAP AND MONUMENT;

THENCE CONTINUING ALONG SAID SOUTH LINE N89°04'52"W, 264.45 FEET TO A 5/8" REBAR;

THENCE N0°00'00"E, 1,317.24 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

CRAIG E. HERMSMEYER

REBECCA L. HERMSMEYER

NOTARY PUBLIC FOR THE STATE OF

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

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

NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RUSSELL E. BADGLEY

PLS 12458

### NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL-5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT.
- 9) WETLANDS ARE SHOWN PER DELINEATION PROVIDED BY TOM DUEBENDORFER, LETTER REPORT DATED xxxxxxxxxxxx.
- 10) A PORTION OF THE PROPERTY IS WITHIN FLOOD ZONE AE PER FIRM PANEL 16017C0925E.
- 11) BISHOPS BAY LA IS PRIVATE AND PRIVATELY MAINTAINED.
- 12) CAMP PEINE RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 13) LAKESHORE DR. IS A PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY.

### SUBJECT TO THE FOLLOWING

PER FIRST AMERICAN TITLE GUARANTEE NUMBER 5010500-00199466.

3. 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, INST. #43058.
4. RECORD OF SURVEY RECORDED INST. #439311.
5. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED MARCH 15, 1994, AS INST. #441977.
6. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #455221.
7. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #455222.
8. RECORD OF SURVEY RECORDED INST. #467337.
9. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #515418.
10. AN AGREEMENT BY AND BETWEEN KIM NEWMAN AND MARLA E. HOSSACK, SETTING FORTH TERMS, INST. #515420, RECORDED AS INSTRUMENT #516210.
11. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #515785.
12. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #601095.
13. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #611088.
14. AN AGREEMENT BY AND BETWEEN MICHAEL E. BISHOP AND LOIS F. MUSSEAU-BISHOP, HUSBAND AND WIFE DONALD S. BLUMH AND JAN R. BLUMH, HUSBAND AND WIFE AND DON AND RENEE BLUMH, SETTING FORTH TERMS, INST. #657107.
15. RIGHT OF THE UNITED STATES OF AMERICA, THE STATE OF IDAHO, AND THE GENERAL PUBLIC IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF PEND OREILLE RIVER.
16. RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
17. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT:
  - (a) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS, OR HAS ACCRETED TO SUCH PORTION SO CREATED.
  - (b) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF PEND OREILLE RIVER, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
18. ANY CLAIMS ARISING OUT OF THE DIFFERENCE BETWEEN THE MEAN HIGH WATER LINE AND THE MEANDER LINE OF PEND OREILLE RIVER.
19. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #102011.
20. RECORD OF SURVEY RECORDED INST. #979117.
21. A ROAD MAINTENANCE AGREEMENT UPON THE TERMS, COVENANTS AND PROVISIONS CONTAINED THEREIN, EXECUTED BY CRAIG E. HERMSMEYER AND REBECCA L. HERMSMEYER, INST. #926740.

SECTION 16, TWP 56N, R3E, B.M.	SHEET TITLE: HERMSMEYER ACRES 1ST ADDITION	9-3-24
		DATE: NONE CHECKED: REB REVIEWED: SC DATE: 11-11-2024 DATE: 11-11-2024 DATE: 11-11-2024
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		SHT 1 of 2

# HERMSMEYER ACRES - 1ST ADDITION

## SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

