

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blue-line Collective Report Memorandum

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To: Craig Hermsmeyer

From: Kyle Snider, Planner

Date: November 25, 2024

**Subject: Blue-line review for MLD0050-24: Hermsmeyer Acres - 1st Addition**

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Jeremy Grimm, Whiskey Rock Planning & Consulting.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

### **WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:**

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- |  |   |
|--|---|
| ✓ All plat corrections.  | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.                               |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met.   |
| ✓ County surveyor fee paid to the Bonner County Planning Department.   | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
- 

### **REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Routing Form

Plat Name: <b>Hermesmeyer Acres - 1st Addition</b>		File No: <b>MLD0050-24</b>
Received by: Robert Winningham, Planner	Received from: Scott Comfort, James A. Sewell & Associates	Date Received: 09/11/2024

## Blueline Review

Completed	Date	Initial	Department/ Office
X	11/25/2024	KS	Bonner County Planning Department
X	9/13/2024	AB	Assessor's Office
X	9-13-24	MM	Bonner County Road & Bridge Department
X	9/12/2024	MC	GIS Department
X	11/1/24	KR	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0050-24** **DATE OF REPORT:** 11/25/2024  
**APPLICANT:** Craig Hermsmeyer **PARCEL #:** RP56N03W161301A  
**SUBDIVISION NAME/LOTS:** Hermsmeyer Acres - 1st Addition

#### SUMMARY OF PROPOSAL:

Divide one (1) 27.388-acre parcel into one (1) 15.58-acre (12.10 Net acre) lot and one (1) 11.83-acre (10.23 Net acre) lot.

**THE APPLICATION IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### CONDITIONS OF APPROVAL:

- 1 A final plat shall be recorded.
- 2 The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
- 3 Per BCRC 12-411(Setbacks) The buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.
- 4 Please submit a copy of the Wetland Report that was used to delineate wetlands on the proposed lots.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **5 acres** **Rural 5 (R-5)**

12-660 (D) (2) (f) Site area minimum: **Yes**

Urban services: **No**

## DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District  
lift the sanitary restrictions on the property?: **No**

In an area of City impact: **No**

12-660 (D) (2) (a) Alignment with  
existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of  
intersection: **Yes**

12-622 Submerged Lands: **Yes**

12-660 (D) (2) (g) Not divided by city, county,  
zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

## FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 5 (R-5).
3. The proposed lots are located off Camp Peine Road, a privately owned and privately maintained road.
4. The proposed lots are served by individual wells, individual septic systems, Selkirk Fire District, and Northern Lights, Inc.
5. The proposed lots contain wetlands per the National Wetland Inventory.

## NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Kyle Snider

Planning Department

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## Blueline Review Letter

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November 25, 2024

Whiskey Rock Planning & Consulting  
614 Creekside Lane  
Sandpoint, ID 83864

**SUBJECT: MLD0050-24: Hermsmeyer Acres - 1st Addition**

Dear Jeremy,

**The above referenced project has been reviewed. The following conditions should be addressed:**

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - JRJ, 9.12.2024: Parcel is within SFHA Zone X & Zone AE per FIRM Panel Number 16017C0925E, Effective Date 11/18/2009. This proposal, if approved, will result in an increase in allowable base density within the SFHA. This will come with associated increases in flood hazard risk to persons and property. Approval of this application is not recommended.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - MM 09/13/2024: Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider  
Planner



Office of  
Dennis Engelhardt  
**Bonner County Assessor**

1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440

[www.bonnercountyid.gov/departments/  
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

September 13, 2024

Bonner County Planning Dept  
HERMSMEYER ACRES - 1ST ADDITION  
MLD0050-24  
SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST  
RP56N03W161301A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard  
GIS Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)



## **Bonner County Geographic Information Systems**

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: [gisgroup@bonnercountyid.gov](mailto:gisgroup@bonnercountyid.gov)

Thursday, September 12, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – HERMSMEYER ACRES 1<sup>ST</sup> ADDITION  
(MLD0050-24) SECTION 16, TOWNSHIP56N, RANGE 3W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

SECTION 16, TWP 50N, RNG 30W, 3M	SHEET TITLE: <b>HERMSMEYER ACRES 1ST ADDITION</b>	9-3-24
		DRAWN: NONE CHECKED: REB DATE: 08/15/24 PROJECT: 24-001 SHEET NO. 2 OF 2
		<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID. 83864, (208)263-4160




# Summary of Comments on ID PLAT SHEET 2

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Page: [1] S-HERMSMEYER 1ST ADD-ID PLAT SHEET 1

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 Number: 1      Author: kyle.snider   Subject: Sticky Note      Date: 11/7/2024 10:29:01 AM  
Date of wetland report?

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 Number: 2      Author: kyle.snider   Subject: Sticky Note      Date: 11/7/2024 10:30:06 AM  
Update to "Chair" or "Chairwoman"

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**LEGEND**

- FOUND 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, DIESEN 15516
- FOUND 5/8" REBAR WITH PLASTIC CAP, MILLER PLS 6701 UNLESS OTHERWISE NOTED
- FOUND 3.5" A.C.C.E. BRASS CAP
- ▲ COMPUTED POINT
- ( ) RECORDED DIMENSION PER REFERENCE SHOWN

**REFERENCES**

- HERMSMEYER ACRES, BK. 17, PG. 79
- RECORD OF SURVEY INST. #1021182
- RECORD OF SURVEY INST. #9791117
- RECORD OF SURVEY INST. #7481002
- BONNIE ESTATES SUBDIVISION, BK. 5, PG. 163
- RECORD OF SURVEY INST. #490796
- RECORD OF SURVEY INST. #467337
- RECORD OF SURVEY INST. #493311
- NIELSEN SUBDIVISION, BK. 21, PG. 33

**BASIS OF BEARING**

THE PLAT OF HERMSMEYER ACRES, BK. 17, PG. 79  
RECORDS OF BONNER COUNTY, IDAHO.

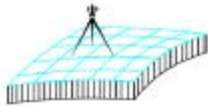
**RECORDER'S CERTIFICATE**

SECTION 16, T1P 50N, R12E, S14E

**HERMSMEYER ACRES 1ST ADDITION**

James A. Sewell and Associates, LLC  
ENGINEERS - SURVEYORS - PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

This page contains no comments



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

November 1, 2024

Bonner County Planning Dept.  
1500 Hwy. 2, Suite 208  
Sandpoint, ID 83864

Re: Plat Review – MLD0050-24 - Hermsmeyer Acres, 1<sup>st</sup> Add

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Show base flood elevation.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

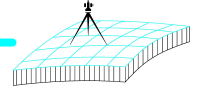
A handwritten signature in blue ink that reads "Tyson L.A. Glahe".

Digitally signed by Tyson L.A. Glahe, PLS  
Date: 2024.11.01 11:01:51 -07'00'

Tyson L.A. Glahe, PLS

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #

15074

Date

11/1/2024

Bill To:

Sewell

Project / Job #

24-001EJ Review Hermismeyer 1st

Please submit payment by: 11/16/2024

## INVOICE

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Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0050-24 - Hermismeyer Acres 1st	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

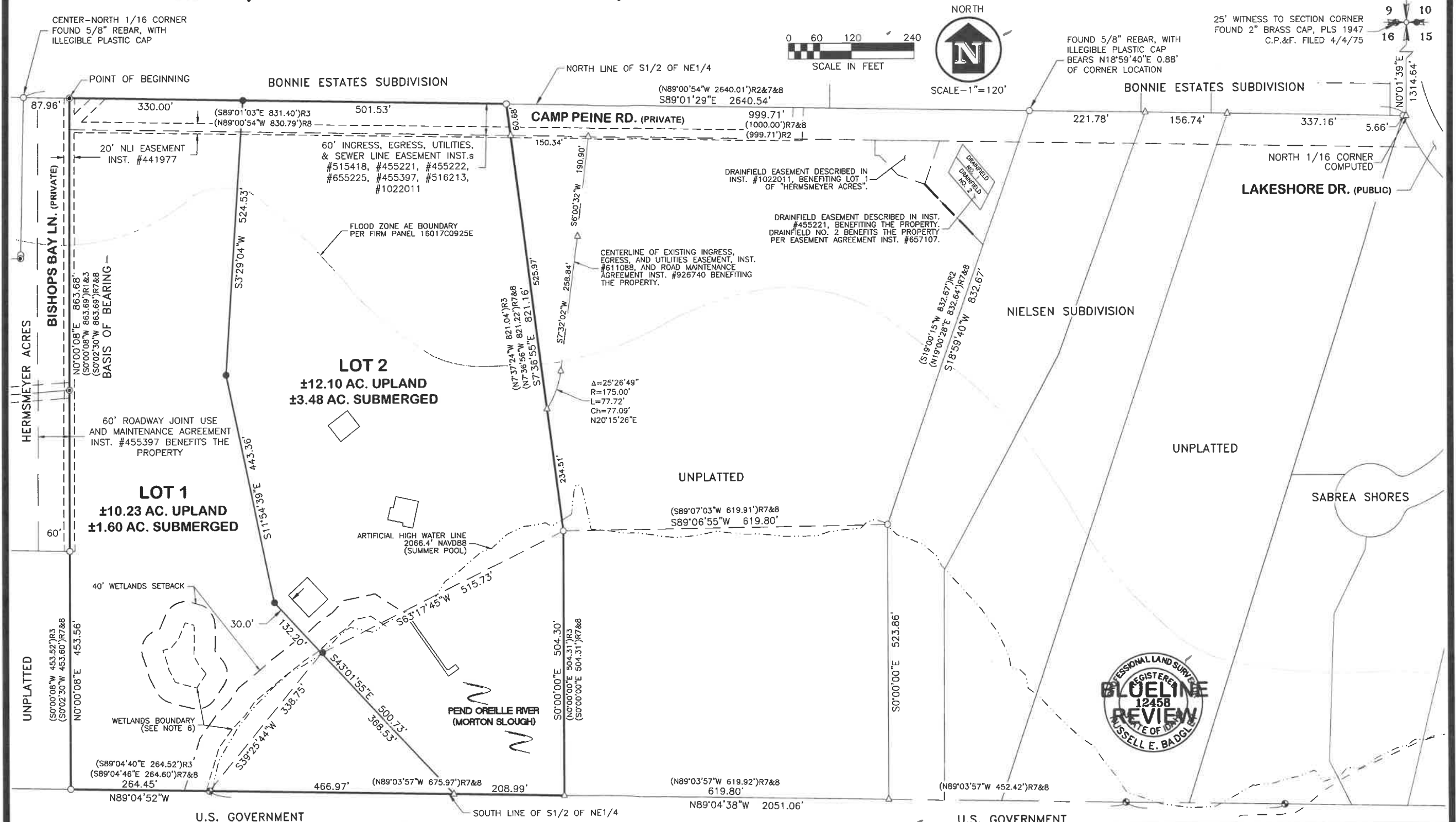
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

# HERMSMEYER ACRES - 1ST ADDITION

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



### LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, DIESEN 15516
- FOUND 5/8" REBAR WITH PLASTIC CAP, MILLER PLS 6701 UNLESS OTHERWISE NOTED
- FOUND 3.5" A.C.O.E BRASS CAP
- △ COMPUTED POINT
- ( ) RECORD DIMENSION PER REFERENCE SHOWN

### REFERENCES

- HERMSMEYER ACRES, BK. 17, PG. 79
- RECORD OF SURVEY INST. #1021182
- RECORD OF SURVEY INST. #979117
- RECORD OF SURVEY INST. #748102
- BONNIE ESTATES SUBDIVISION, BK. 5, PG.163
- RECORD OF SURVEY INST. #490796
- RECORD OF SURVEY INST. #467337
- RECORD OF SURVEY INST. #439311
- NIelsen SUBDIVISION, BK. 21, PG. 33

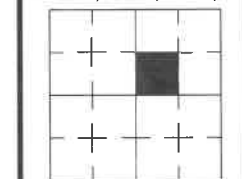
### BASIS OF BEARING

THE PLAT OF HERMSMEYER ACRES, BK. 17, PG. 79  
RECORDS OF BONNER COUNTY, IDAHO.

RECORDER'S  
CERTIFICATE

U.S. GOVERNMENT

SECTION 16, TWP 56N, R3E, B.M.



SHEET TITLE:

**HERMSMEYER ACRES  
1ST ADDITION**



**James A. Sewell and Associates, LLC**  
ENGINEERS - SURVEYORS - PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

DATE: 9-3-24  
SCALE: 1"=120'  
DRAWN: REB  
CHECKED: SC  
PROJ. NO.: 08187-24-001  
CAD FILE NO.: S-HERMSMEYER-1ST ADD  
SHT. 2 OF 2

# 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 BLA PARCEL "II" 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 N00°00'08"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

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED CRAIG E. HERMSMEYER AND REBECCA L. HERMSMEYER, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

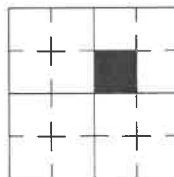
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL 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.
- 7) A PORTION OF THE PROPERTY IS WITHIN FLOOD ZONE AE PER FIRM PANEL 16017C0925E.
- 8) BISHOPS BAY LN. IS PRIVATE AND PRIVATELY MAINTAINED.
- 9) CAMP PEINE RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 10) LAKESHORE DR. IS A PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY.

### SUBJECT TO THE FOLLOWING

PER FIRST AMERICAN TITLE GUARANTEE NUMBER 5010500-0019946e.

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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER DRAINFIELD
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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER DRAINFIELD
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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER LINE.
10. AN AGREEMENT BY AND BETWEEN KIM NEWMAN AND MARLA E. HOSSACK, SETTING FORTH TERMS, INST. #515420. RERECORDED 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. PURPOSE: INGRESS, EGRESS AND UTILITIES. RERECORDED AS INSTRUMENT #516210
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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER LINE.
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. PURPOSE: INGRESS, EGRESS AND UTILITIES.
14. AN AGREEMENT BY AND BETWEEN MICHAEL E. BISHOP AND LOIS F. MUSSEAU-BISHOP, HUSBAND AND WIFE DONALD S. BLUHM AND JAN R. BLUHM, HUSBAND AND WIFE AND DON AND RENE BLUHM, 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. #1022011. SEPTIC DRAINFIELD AND EFFLUENT LINE EASEMENT.
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, RNG 3W, B.M.



SHEET TITLE: **HERMSMEYER ACRES  
1ST ADDITION**



**James A. Sewell and Associates, LLC**  
ENGINEERS - SURVEYORS - PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

9-3-24

SCALE: NONE

DRAWN: REB

CHECKED: SC

PROJ. NO. 08187-24-001

CAD FILE NO. S-100000000-1ST ADD

SHT. 1 OF 2

## Hermesmeyer Acres – 1st Addition

### Mapcheck 1: BOUNDARY

#### Closure Summary

Precision, 1 part in: 552271.82'  
Error distance: 0.01'  
Error direction: S61°14'38"W  
Area: 1193951.86 Sq. Ft.

#### Point of Beginning

Easting: 4168.02'  
Northing: 5061.41'

#### Side 1: Line

Direction: S89°01'29"E  
Distance: 831.53'

#### Side 2: Line

Direction: S7°36'55"E  
Distance: 821.16'

#### Side 3: Line

Direction: S0°00'00"E  
Distance: 504.30'

#### Side 4: Line

Direction: N89°04'38"W  
Distance: 208.99'

#### Side 5: Line

Direction: N89°04'38"W  
Distance: 466.97'

#### Side 6: Line

Direction: N89°04'52"W  
Distance: 264.45'

#### Side 7: Line

Direction: N0°00'08"E  
Distance: 453.56'

#### Side 8: Line

Direction: N0°00'08"E  
Distance: 863.68'  
Easting: 4168.01'  
Northing: 5061.41'

### Mapcheck 2: LOT 1

#### Closure Summary

Precision, 1 part in: 340232.79'  
Error distance: 0.01'  
Error direction: S21°09'18"E  
Area: 515339.16 Sq. Ft.



Point of Beginning

Easting: 4168.02'  
Northing: 5061.41'

Side 1: Line

Direction: S89°01'29"E  
Distance: 330.00'

Side 2: Line

Direction: S3°29'04"W  
Distance: 524.53'

Side 3: Line

Direction: S11°54'39"E  
Distance: 443.36'

Side 4: Line

Direction: S43°01'55"E  
Distance: 500.73'

Side 5: Line

Direction: N89°04'38"W  
Distance: 466.97'

Side 6: Line

Direction: N89°04'52"W  
Distance: 264.45'

Side 7: Line

Direction: N0°00'08"E  
Distance: 453.56'

Side 8: Line

Direction: N0°00'08"E  
Distance: 863.68'  
Easting: 4168.02'  
Northing: 5061.40'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 270505.53'  
Error distance: 0.01'  
Error direction: N58°51'30"W  
Area: 678614.85 Sq. Ft.

Point of Beginning

Easting: 4497.97'  
Northing: 5055.79'

Side 1: Line

Direction: S89°01'29"E  
Distance: 501.53'

Side 2: Line

Direction: S7°36'55"E

Distance:	821.16'
Side 3: Line	
Direction:	S0°00'00"E
Distance:	504.30'
Side 4: Line	
Direction:	N89°04'38"W
Distance:	208.99'
Side 5: Line	
Direction:	N43°01'55"W
Distance:	500.73'
Side 6: Line	
Direction:	N11°54'39"W
Distance:	443.36'
Side 7: Line	
Direction:	N3°29'04"E
Distance:	524.53'
Easting:	4497.96'
Northing:	5055.80'

# 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 BLA PARCEL "II" 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 N00°00'08"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

### OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED CRAIG E. HERMSMEYER AND REBECCA L. HERMSMEYER, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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.
- 6) WETLANDS ARE SHOWN PER DELINEATION PROVIDED BY TOM DUEBENDORFER, LETTER REPORT DATED xxxxxxxxxx.
- 7) A PORTION OF THE PROPERTY IS WITHIN FLOOD ZONE AE PER FIRM PANEL 16017C0925E.
- 8) BISHOPS BAY LN. IS PRIVATE AND PRIVATELY MAINTAINED.
- 9) CAMP PEINE RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 10) LAKESHORE DR. IS A PUBLICLY OWNED AND MAINTAINED RIGHT-OF-WAY.

### SUBJECT TO THE FOLLOWING

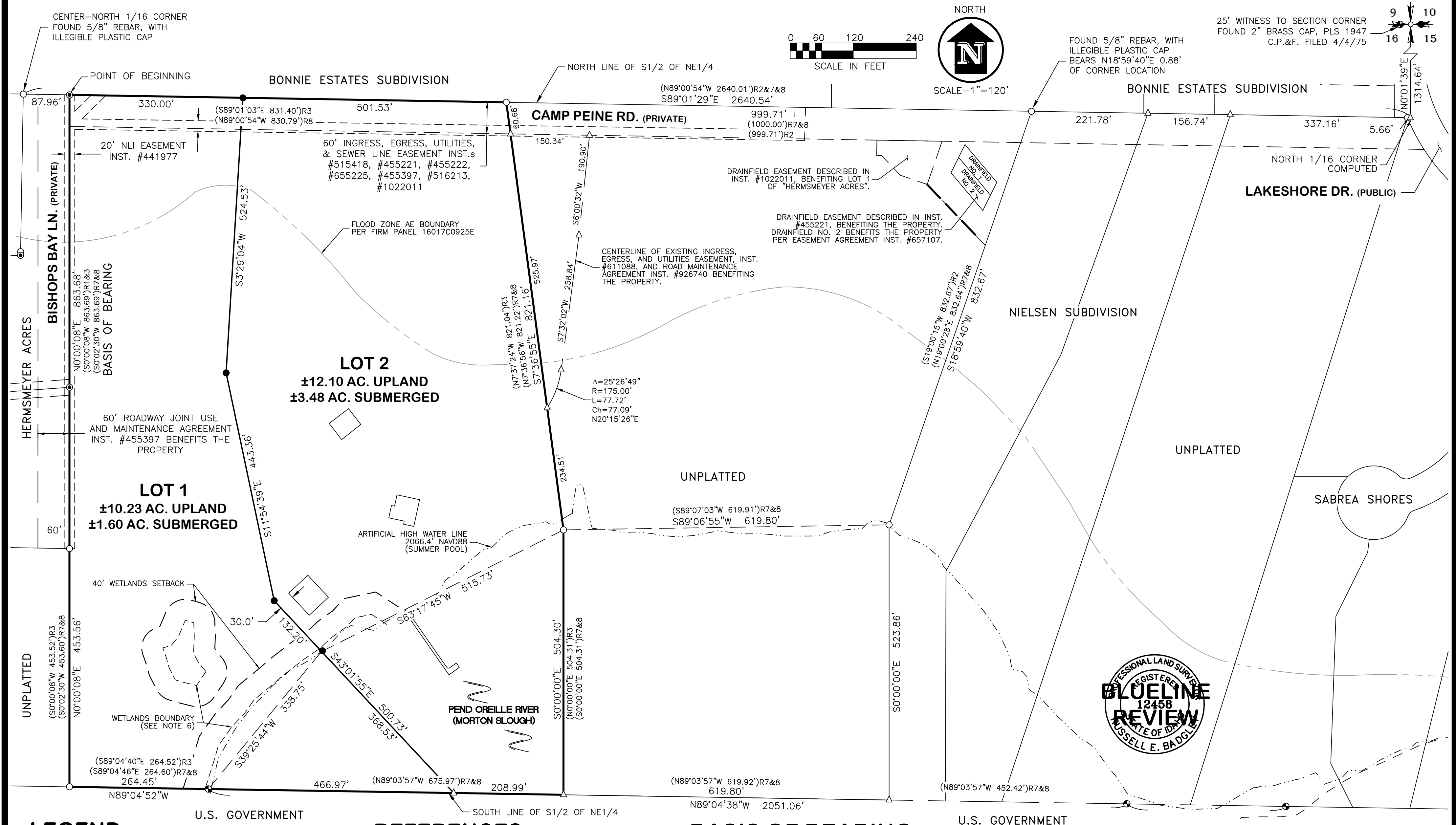
PER FIRST AMERICAN TITLE GUARANTEE NUMBER 5010500-0019946e.

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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER DRAINFIELD
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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER DRAINFIELD
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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER LINE.
10. AN AGREEMENT BY AND BETWEEN KIM NEWMAN AND MARLA E. HOSSACK, SETTING FORTH TERMS, INST. #515420. RERECORDED 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. PURPOSE: INGRESS, EGRESS AND UTILITIES. RERECORDED AS INSTRUMENT #516210
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. PURPOSE: INGRESS, EGRESS, UTILITIES AND SEWER LINE.
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. PURPOSE: INGRESS, EGRESS AND UTILITIES.
14. AN AGREEMENT BY AND BETWEEN MICHAEL E. BISHOP AND LOIS F. MUSSEAU-BISHOP, HUSBAND AND WIFE DONALD S. BLUHM AND JAN R. BLUHM, HUSBAND AND WIFE AND DON AND RENE BLUHM, 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. #1022011. SEPTIC DRAINFIELD AND EFFLUENT LINE EASEMENT.
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, RNG 3W, B.M. 	SHEET TITLE: <b>HERMSMEYER ACRES 1ST ADDITION</b>	9-3-24 SCALE: NONE DRAWN: REB CHECKED: SC
	 <b>James A. Sewell and Associates, LLC</b> ENGINEERS – SURVEYORS – PLANNERS SANDPOINT, ID, 83864, (208)263-4160	PROJ. NO.: 08187-24-001 CAD FILE NO. S-HERMSMEYER-1ST ADD SHT. 1 OF 2

# HERMSMEYER ACRES - 1ST ADDITION

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



### LEGEND

- ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, DIESEN 15516
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP, MILLER PLS 6701 UNLESS OTHERWISE NOTED
- ⬤ ..... FOUND 3.5" A.C.O.E BRASS CAP
- △ ..... COMPUTED POINT
- ( ) ..... RECORD DIMENSION PER REFERENCE SHOWN

### REFERENCES

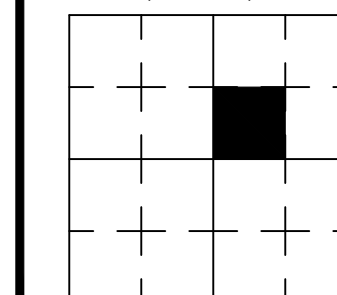
- HERMSMEYER ACRES, BK. 17, PG. 79
- RECORD OF SURVEY INST. #1021182
- RECORD OF SURVEY INST. #979117
- RECORD OF SURVEY INST. #748102
- BONNIE ESTATES SUBDIVISION, BK. 5, PG.163
- RECORD OF SURVEY INST. #490796
- RECORD OF SURVEY INST. #467337
- RECORD OF SURVEY INST. #439311
- NIelsen SUBDIVISION, BK. 21, PG. 33

### BASIS OF BEARING

THE PLAT OF HERMSMEYER ACRES, BK. 17, PG. 79  
RECORDS OF BONNER COUNTY, IDAHO.

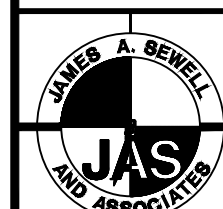
RECORDER'S  
CERTIFICATE

SECTION 16, TWP 56N, RNG 3W, B.M.



SHEET TITLE:

**HERMSMEYER ACRES  
1ST ADDITION**



**James A. Sewell and Associates, LLC**  
ENGINEERS - SURVEYORS - PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

DATE: 9-3-24  
SCALE: 1"=120'  
DRAWN: REB  
CHECKED: SC  
PROJ. NO.: 08187-24-001  
CAD FILE NO.: S-HERMSMEYER-1ST ADD  
SHT. 2 OF 2