



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

### MINOR LAND DIVISION CHECKLIST

#### **Instructions:**

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
  - ✓ MLD Application Pg. 2-4
  - ✓ A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat. Pg. 19-20
  - ✓ Boundary closures. Pg. 21-23
  - ✓ A copy of plat certificate/preliminary title report. Pg. 24-42
  - ✓ A copy of the currently recorded deed for the subject property. Pg. 43-46
  - ✓ If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines. Pg. 47-48
  - ✓ Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director. Well Review for shared well. Pg. 5-18
  - ✓ Any other information the applicant believes should be considered in the application.
  - ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



# 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 #	RECEIVED:
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Scherb Haven
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### APPLICANT INFORMATION:

Landowner's name: Jeanne L. Scherb		
Mailing address: [REDACTED]		
City: Hope	State: ID	Zip code: 83836
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne		
Company name: Glahe & Associates, Inc		
Mailing address: 303 Church St.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: sosborne@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 #: 12	Township: 56N	Range: 1E	Parcel acreage:
Parcel # (s): RP021540000020A			
Current zoning: Recreation		Current use: Resort Community	
Comprehensive plan designation: Recreational Community			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

**ADDITIONAL PROJECT DESCRIPTION:****This application is for :**

Lot #1	Proposed acreage: 1.11±	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 1.03	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

Lots are not being made less conforming than existing. Existing lot has a d:w of 4.02

**SITE INFORMATION:**

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input checked="" type="checkbox"/> AE	DFIRM MAP: 16017C100E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Lot 2 direct access to county road, Peninsula Rd. (a 30' wide paved travel-way within a 60' wide prescriptive R/W).</u> <u>Lot 1 access by 14' wide gravel driveway within a proposed private ingress, egress, &amp; utilities easement area.</u> _____	
List existing access and utility easements on the subject property. _____ <u>Inst. Nos.: 4993, 143991, 199049, 267618, 591452</u> _____	

**SERVICES:**

Which power company will serve the project site? Avista

Which fire district will serve the project site? Samowen Fire

**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual septic system

**Note:** Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

~~Standard individual well system~~ Existing well on Lot 1 to be shared with Lot 2. See attached well review.

**Note:** Please attach the necessary proof of urban services if required.

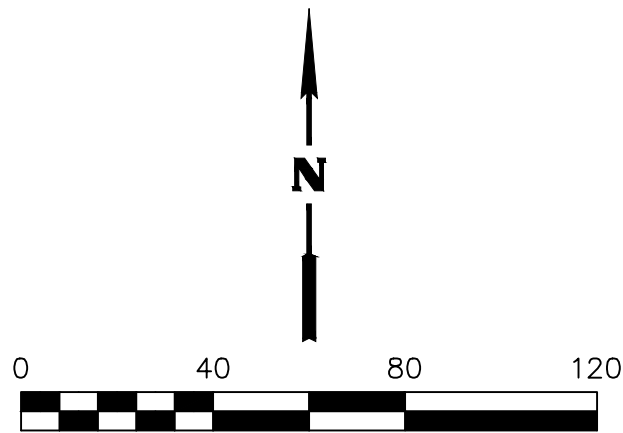
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Jeannette L. Scherb (Janou) Date: 4/25/2025

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

SCHERB HAVEN

A REPLAT OF LOT 2, TyEl ESTATES,  
IN SECTION 12, TOWNSHIP 56 NORTH, RANGE 1 EAST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 6603
- SET 1/2" X 24" REBAR AND CAP MARKED "EASEMENT"
- ⊕ FOUND 5/8" REBAR & CAP, PLS 5361
- ⊙ FOUND IRON PIPE, PLS 939
- ⊗ FOUND 5/8" REBAR, NO CAP
- FOUND PK NAIL
- CALCULATED POINT, NOTHING SET
- APPROXIMATE FLOOD HAZARD ZONE BOUNDARY
- EASEMENT BOUNDARY, AS NOTED
- (P1) BUENA VISTA BEACH, BK. 1, PG. 173, INST. NO. 96035, 6/7/1938
- (P2) SUN RAY ESTATES, BK. 3, PG. 126, INST. NO. 202440, 7/14/1978
- (P3) TyEL ESTATES, BK. 5, PG. 152, INST. NO. 501685, 4/7/1997
- (R1) RECORD OF SURVEY, PLS 5361, INST. NO. 713229, 9/15/2006

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE 1 LOT INTO 2 CONFORMING LOTS.
- B) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- C) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- D) THE LOTS ARE CATEGORIZED AS ZONE 'X' AND ZONE 'AE' PER PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009. SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE SHOWN APPROXIMATELY ONLY.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE SUBDIVISION GUARANTEE, FILE NO. N-63964, GUARANTEE NO. G-0000158144448, DATED APRIL 27, 2023.

- AN ELECTRIC UTILITY EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, INST. NO. 4993, BK. 11 OF MISC., PG. 567, 6/25/1941. NOT SHOWN HEREON; OFF SITE.
- A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE PROPERTY AS CONDEMNED BY THE U.S.A. BY DECLARATION OF TAKING, BK. 14 JUDGMENTS, PG. 133, 8/25/1952; BK. 14 JUDGMENTS, PG. 439, 6/17/1953; AND BK. 17 JUDGMENTS, PG. 161, 11/7/1956.
- PROVISIONS AS CONTAINED IN DECREE OF DISTRIBUTION; "SUBJECT TO THE PROVISION THAT THERE SHALL NOT BE CONDUCTED UPON SAID PREMISES ANY TAVERN OPERATIONS NOR SHALL ANY ALCOHOLIC BEVERAGES BE DISPENSED FOR SALE THEREON," INST. NO. 98039, 10/23/1964.
- EASEMENTS FOR UTILITIES OR PIPELINES IN THAT PORTION OF THE LAND THAT IS AN ABANDONED OR VACATED ROAD OR RIGHT-OF-WAY.
- AN ELECTRIC UTILITY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, INST. NO. 143991, 10/27/1972. NOT SHOWN HEREON; BLANKET EASEMENT.


CONTINUED ON SHEET 2...

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 1.0001440307. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°24'05" AT THE MOST NORTHERLY CORNER OF THE SUBJECT PROPERTY.



<div>1/4</div>	<div>SECTION</div>	<div>TOWNSHIP</div>	<div>RANGE</div>	<div>MONTANA</div> <div>IDAHO</div>	
				<div>OREGON</div> <div>WASHINGTON</div>	
<div><div><div></div><div></div><div></div><div></div></div></div>	<div>12</div>	<div>56</div> <div>N</div>	<div>1</div> <div>E</div>	<div></div>	
<div>PROJECT #: 23-013 SCHERB</div> <div>DRAWING NAME: 23-013 SCHERB</div>					
				<div>SCHERB HAVEN</div>	
				<div>GLAHE &amp; ASSOCIATES</div> <div>PROFESSIONAL LAND SURVEYORS</div> <div>303 Church Street</div> <div>Sandpoint, Idaho 83864</div> <div>208-265-4474</div>	
				<div>Scale: 1"=40'</div>	
				<div>Checked By: SLT</div>	<div>Drawn By: SWO</div>
				<div>Plot Date: 4/24/2025</div>	<div>Sheet: 1 of 2</div>

PREPARED FOR:  
JANOU SCHERB  
1537 PENINSULA RD.  
HOPE, ID 83836

PLACE RECORDING  
LABEL HERE



# SCHERB HAVEN

A REPLAT OF LOT 2, TyEL ESTATES,  
IN SECTION 12, TOWNSHIP 56 NORTH, RANGE 1 EAST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JEANNE L. SCHERB, A WIDOW, 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 'SCHERB HAVEN' BEING A PORTION OF GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2 OF TyEL ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED AS INSTRUMENT NO. 501685, RECORDS OF BONNER COUNTY, IDAHO.

AN INGRESS, EGRESS, AND UTILITIES EASEMENT AREA ACROSS THE NORTHERLY PORTION OF LOT 2, AS SHOWN AND DIMENSIONED HEREON, IS HEREBY GRANTED TO LOT 1.

JEANNE L. SCHERB \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEANNE L. SCHERB, 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: \_\_\_\_\_

## DOCUMENTS AND EASEMENTS OF RECORD

CONTINUED FROM SHEET 1

- AN INGRESS, EGRESS, AND RECREATIONAL USE EASEMENT, GRANTED TO STEVEN A. HOSS AND DONNA M. HOSS, IN WARRANTY DEED, INST. NO. 199049, 4/19/1978, AS SHOWN HEREON; SUBORDINATION AGREEMENTS, INST. NOs 339705-339714, 9/8/1987.
- AN ELECTRIC UTILITY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, INST. NO. 267618, 3/24/1983. NOT SHOWN HEREON; LOCATION NOT SPECIFIC.
- A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE PROPERTY, GRANTED THE THE U.S.A., INST. NOs. 315499 (2/27/1986), AND 345099 (1/29/1988). APPROXIMATELY SHOWN HEREON.
- ALL MATTERS DELINEATED ON THE OFFICIAL PLAT OF TyEL ESTATES, BK. 5 PLATS, PG. 152, INST. NO. 501685, 4/7/1997.
- AN ELECTRIC UTILITY EASEMENT ACROSS A PORTION OF LOT 1, TyEL ESTATES, BENEFITING LOT 2, INST. NO. 591452, 11/9/2001, AS SHOWN HEREON.
- ENCROACHMENT PERMIT NUMBER L-96-S-1433, PERMISSING A RAMP AND PIER ON LAKE PEND OREILLE, INST. NO. 6051126, 7/19/2002.

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

## 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY TREASURER

## SURVEYOR'S CERTIFICATE

I, SCOTT L. TOLDNESS, PLS 6603, 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.

SCOTT L. TOLDNESS, PLS 6603 \_\_\_\_\_ DATE \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
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.

## 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



1/4	SECTION	TOWNSHIP	RANGE	<div><div>MONTANA</div><div>IDAHO</div><div></div><div>OREGON</div><div>WASHINGTON</div></div>	SCHERB HAVEN			
<div><div></div><div></div><div></div><div></div></div>	12	56 N	1 E		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: N/A	
PROJECT #: 23-013 SCHERB DRAWING NAME: 23-013 SCHERB					Checked By: SLT	Drawn By: SWO		
					Plot Date: 4/24/2025	Sheet: 2 of 2		