

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 - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: Jeanne L. Scherb

From: Kyle Snider, Planner

Date: July 7, 2025

Subject: Blue-line review for MLD0027-25: Scherb Haven

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: **Sam Osborne, Glahe & Associates, Inc.**

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:

- | | |
|--|---|
| ✓ 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: Scherb Haven		File No: MLD0027-25
Received by: Kyle Snider, Planner	Received from: Sam Osborne, Glahe & Associates, Inc.	Date Received: 05/01/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	06/30/2025		Bonner County Planning Department
X	05/20/2025		Assessor's Office
X	05/16/2025		Bonner County Road & Bridge Department
X	05/15/2025		GIS Department
See Letter	05/27/2025		County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0027-25 **DATE OF REPORT:** 7/7/2025
APPLICANT: Jeanne Scherb **PARCEL #:** RP021540000020A
SUBDIVISION NAME/LOTS: Scherb Haven

SUMMARY OF PROPOSAL:

Divide one (1) 2.06±-acre lot into one (1) 1.11±-acre lot and one (1) 1.03-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 12-412, Note 19, the sanitary restrictions shall be lifted by Panhandle Health District.
4. Per BCRC 12-646 (C): Show the "initial point" and description thereof.
5. Please provide a separate site plan showing all existing structures and setbacks to proposed lot lines.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **1-acre** **Recreation (Rec)**

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

Urban services: **Yes**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

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

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

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

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

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

12-622 Submerged Lands: **N/A**

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 Recreation (REC).
3. The proposed lots are accessed off Peninsula Road, a Bonner County owned and maintained public right-of-way.
4. The proposed lots are served by shared well for water, individual septic for sewage, Avista Utilities for power, and Samowen Fire District.
5. The proposed lots are within SFHA Zone AE and Zone X per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed Lot contains frontage on Lake Pend Oreille.
8. The proposed lots do not contain any mapped wetlands.

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,

Planning Department

Bonner County Planning Department

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Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

July 7, 2025

Sam Osborne
Glahe & Associates, Inc.
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0027-25: Scherb Haven

Dear Sam,

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
 - Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009. Per the submitted blueline plat and county GIS, two lots are proposed to be created along Peninsula Road. They will be entirely within SFHA Zone X. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

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

May 20, 2025

Bonner County Planning Dept
SCHERB HAVEN
MLD0027-25
SECTION 12, TOWNSHIP 56 NORTH, RANGE 1 EAST
RP021540000020A

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,

Alicia Deabenderfer
Cadastral Technician
Bonner County Land Records
208-265-1469
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

Thursday, May 15, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – SCHERB HAVEN (MLD0027-25)**
SECTION 12, TOWNSHIP 56N, RANGE 1E

To Whom It May Concern:

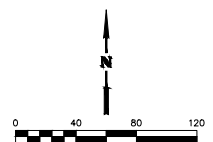
After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

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>

SCHERB HAVEN

A REPLAT OF LOT 2, TyeI 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) TyeI 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 CONJOINING 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 FEMA PANEL 16017C000E, EFFECTIVE 11/18/2000. 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. R-63964, GUARANTEE NO. G-0000158144448, DATED APRIL 27, 2023.

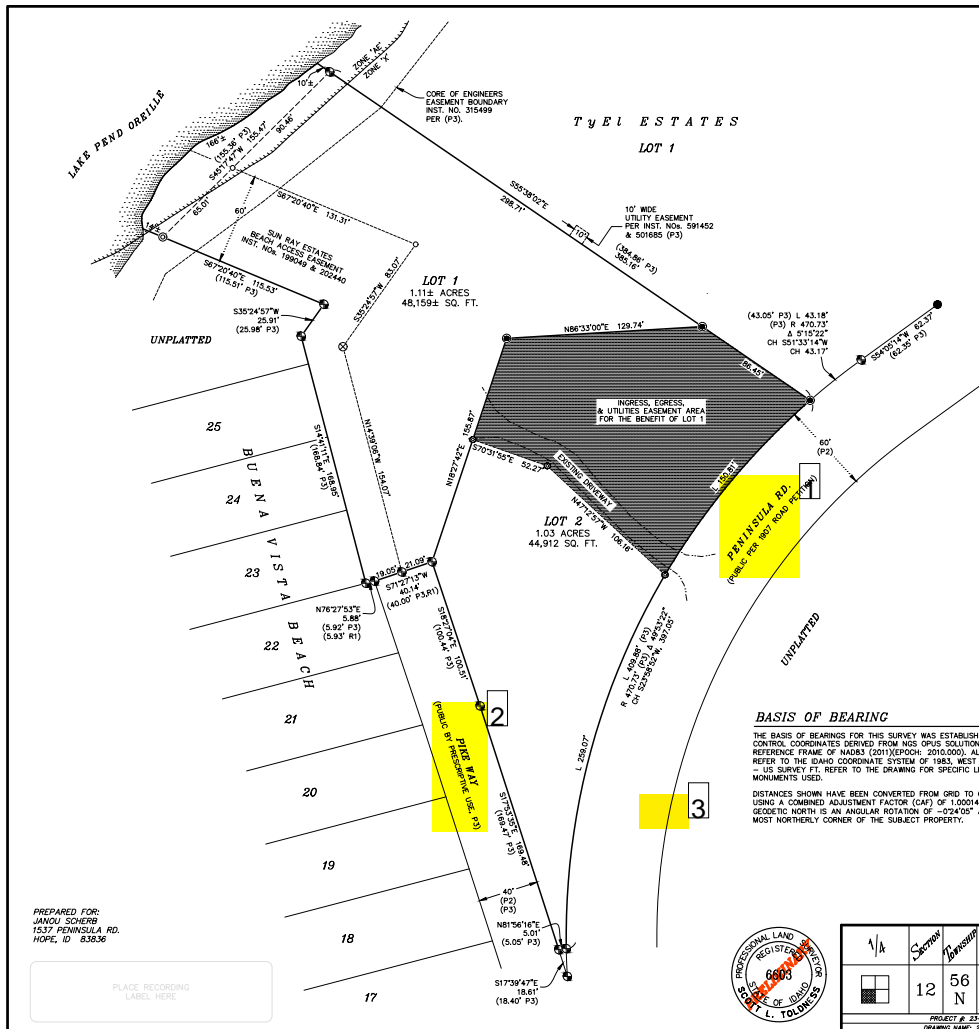
1. AN ELECTRIC UTILITY EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, INST. NO. 4993, BK. 11 OF MISC., PG. 567, 6/25/1941. NOT SHOWN HEREON, OFF SITE.
2. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW FLOOD AND SUBMERGE A PORTION OF THE PROPERTY AS CONDEMNED BY THE U.S.A. BY DECLARATION OF TAKING, BK. 14 JUDGMENTS, PG. 133, 8/23/1952, BK. 14 JUDGMENTS, PG. 439, 6/17/1953; AND BK. 17 JUDGMENTS, PG. 161, 11/7/1956.
3. 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.
4. EASEMENTS FOR UTILITIES OR PIPELINES IN THAT PORTION OF THE LAND THAT IS AN ABANDONED OR VACATED ROAD OR RIGHT-OF-WAY.
5. 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.



1/4	Section	Range	Mountain	Idaho
12	56	1		
	N	E		
PROJECT # 23-03 SCHERB				

SCHERB HAVEN		Scale	1"=40'
GLAIRE & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Checked By	SWO
303 Church Street Sandpoint, Idaho 83864		Drawn By	SWO
800-265-4474		Plot Date	4/24/2025
		Sheet	1 of 2

Summary of comments: MLD0027-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Matt Mulder Date: 2025-05-16 12:27:58

Label Peninsula Rd as a County maintained public road. Label Pike Way as a privately maintained public road.



Number: 2 Author: Matt Mulder Date: 2025-05-16 12:26:08

The 40ft ROW of Pike Way is public by the TyEI Estates plat, not by prescription. It appears from that plat that there was an original additional adjacent 14ft prescriptive road ROW west of the platted ROW. Show the additional 14ft prescriptive ROW to match the TyEI Estates plat.



Number: 3 Author: Kyle Snider Subject: Highlight Date: 2025-06-30 09:26:57

Show Initial point.

SCHERB HAVEN
A REPLAT OF LOT 2, T1E1 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 PLATED 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 T1E1 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:

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 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 CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHOSE NECESSITIES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

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

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.

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. 539705-539714, 9/6/1987.
- 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 (1/29/1986), APPROXIMATELY SHOWN HEREON.
- ALL WATERS DELINEATED ON THE OFFICIAL PLAT OF T1E1 ESTATES, BK. 5 PLATS, PG. 152, INST. NO. 501685, 4/7/1997.
- AN ELECTRIC UTILITY EASEMENT ACROSS A PORTION OF LOT 1, T1E1 ESTATES, BENEFITTING 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. 605126, 7/19/2002.

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

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	Range	1	Montana	Idaho
	12	56	N	E	
PROJECT # 23-03 SCHERB DRAWING NAME: 23-02 SCHERB					

SCHERB HAVEN	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS	
303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale N/A	Checked By SEP
Drawn By SWO	Plot Date 4/24/2025
Sheet 2 of 2	



HIGHLAND SURVEYING

May 22, 2025

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

Re: Plat Review – MLD0027-25 Scherb Haven

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Pike Way shown on new plat as 40' width established by prescriptive use per TyEl Estates, yet TyEl shows same as "Platted 40' County Road". Please clarify
- 2) TyEl shows "Existing 14' County Road" situated westerly of above stated 40' width, yet not shown on your plat, but instead, lot lines of Buena Vista Beach cross said 14' area. Please clarify.
- 3) If plottable, show easements listed in Subdivision Guarantee, otherwise state not-plottable.
- 4) Owner's cert states a portion of Gov't Lot 2, but appears to cover a portion of Gov't Lot 3 as well. Please verify.
- 5) Legal description in Owner's Cert does not match Subdivision Guarantee.
- 6) Provide intermediate distances along northeasterly line of lot 2, closing easement line.

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,



Grant Dorman, PLS

INVOICE

Highland Surveying LLC

6811 Main St

Ste C

Bonnors Ferry, ID 83805-0432

info@highlandsurveying.net

+1 (208) 267-2080

HIGHLAND SURVEYING

316 - Bonner County:316-01 Bonner County Planning Department

Bill to

Glahe

Ship to

316-01 Bonner County Planning

Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Invoice details

Invoice no.: 1023

Terms: Net 15

Invoice date: 05/22/2025

Due date: 06/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0027-25 Scherb Haven	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total **\$308.14**

Ways to pay



Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

Billing Address:

P.O. Box 432

Moyie Springs, ID 83845

View and pay

MLD0027-25 Scherb Haven

5/22/25
Date:

File:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Ties to two approved monuments, with CP&F's specified. <i>Previously Platted</i>	n/a
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	OK ✓
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining. Adjoining Subdivisions labeled or shown unplatted.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	✓
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	✓
Plats Only 50-13		
50-1303	Centerline Monuments with description	✓
50-1304(2a)	Show Streets and alleys show width and courses	#1, #2
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	n/a
50-1304(2h)	Show easements	#3, #4
50-1304(2i)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#5
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerk	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	n/a
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	✓
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	✓
Add'l for Condos 55-15		
55-1504(c(i))	Survey map of ground surface of project	✓
55-1504(c(ii))	Diagrammatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	✓
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	✓

SCHERB HAVEN

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

does it also
cov a portion of Cont Lot 3?

OWNER'S CERTIFICATE

KNOW 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 PLATED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "SCHERB HAVEN" BEING A PORTION OF GOVERNMENT LOT 2 OF TOWNSHIP 56 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2 OF TYLEESTATES, 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, A 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

6. 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. 339709-339714, 9/9/1987.
7. AN ELECTRIC UTILITY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, INST. NO. 267618, 3/24/1983, NOT SHOWN HEREON; LOCATION NOT SPECIFIC.
8. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW FLOOD AND SUBMERGE A PORTION OF THE PROPERTY, GRANTED THE U.S.A., INST. NOS. 315499 (2/27/1986), AND 345098 (1/29/1988), APPROXIMATELY SHOWN HEREON.
9. ALL MATTERS DEMONSTRATED ON THE OFFICIAL PLAT OF TYLEESTATES, BK. 5 PLATS, PG. 152, INST. NO. 501685, 4/7/1997.
10. AN ELECTRIC UTILITY EASEMENT ACROSS A PORTION OF LOT 1, TYLEESTATES, BENEFITING LOT 2, INST. NO. 591452, 11/9/2001, AS SHOWN HEREON.
11. ENCROACHMENT PERMIT NUMBER L-96-S-1433, PERMISSING A RAMP AND PIER ON LAKE PEND OREILLE, INST. NO. 605126, 7/19/2002.

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 THE USE OF 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 _____, IN _____, IN _____, AT PAGE _____, AT THE REQUEST OF _____, CLARKE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER

BY DEPUTY

\$ FEE

SCOTT L. TOLDNESS, PLS 6603

DATE



Range	Section	Quarter
12	56	1
12	56	1
12	56	1

SCHERB HAVEN

CLARKE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
3003 Church Street
Sandwich, MA 01964
508-565-4474

Scale N/A

Created By SIT

Drawn By STG

Sheet 2 of 2

4/24/2003

SCHERB HAVEN

A REPLAT OF LOT 2, TYLE 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) T&L ESTATES, BK. 5, PG. 152, INST. NO. 501685, 4/7/1997
- (P4) RECORD OF SURVEY, PLS 5361, INST. NO. 713229, 9/15/2008

GENERAL NOTES / SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE 1 LOT INTO 2 CONFORMING LOTS.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- METLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE METLAND INVENTORY MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE "V" AND ZONE "AC" PER FEMA PANEL 16017C/D00E, EFFECTIVE 11/18/2009. SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE SHOWN APPROXIMATELY ONLY.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PERTAIN TO THE SUBJECT PROPERTY AND ARE OF RECORD IN THE PUBLIC RECORDS OF BONNER COUNTY, IDAHO, 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 FLOOD DAMAGE PREVENTION, GRANTED TO MOUNTAIN STATES POWER COMPANY, INST. NO. 4993, BK. 11 OF MISC., PG. 567, 6/25/1941, NOT SHOWN HEREON, OFF SITE.
 - PROVISIONS AS CONTAINED IN DECREE OF DISTRIBUTION, "SUBJECT TO THE PROVISION THAT THERE SHALL NOT BE CONDUCTED UPON SAID PROPERTY ANY BUSINESS OR MANUFACTURING OR MINING OR QUARRYING OR EXCAVATING OR ANY OTHER BUSINESS OR INDUSTRY THAT MAY BE DEEMED BY THE COURT TO BE A BURDEN TO THE NEIGHBORHOOD, BEVERAGES BE DISPENSED FOR SALE THEREON", INST. NO. 98039, 10/23/1964.
 - EASEMENTS FOR UTILITIES OR PRELIMES 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. 14391, 10/27/1972, NOT SHOWN HEREON, BLANKET EASEMENT.

CONTINUED ON SHEET 2...

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM INS. OPNS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH: 2010.000. ALL BEARINGS REFERS TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE. (1103) MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000144307. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°44'05" AT THE MOST NORTHERLY CORNER OF THE SUBJECT PROPERTY.



PREPARED FOR:
SHERB HAVEN
1537 PENINSULA RD.
HOPE, ID 83636

DATE: 10/27/2023

BY: [Signature]

PROJECT # 23-013 SCH/HB

DRAWING NAME: 23-013 SCH/HB

DATE: 10/27/2023

BY: [Signature]

PROJECT # 23-013 SCH/HB

DRAWING NAME: 23-013 SCH/HB

DATE: 10/27/2023

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DATE: 10/27/2023

BY: [Signature]

PROJECT # 23-013 SCH/H

OUTER BOUNDARY

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2388878.32	2493635.16		
------------	------------	--	--

		S 55°38'02" E 385.16 ✓	
--	--	------------------------	--

2388660.90	2493953.09		
------------	------------	--	--

Radius: 470.73	Chord: 397.05	Degree: 12°10'18"	Dir: Left ✓
----------------	---------------	-------------------	-------------

Length: 409.88	Delta: 49°53'22"	Tangent: 218.95	
----------------	------------------	-----------------	--

Chord BRG: S 23°58'52" W	Rad-In: S 41°04'27" E	Rad-Out: N 89°02'11" E	
--------------------------	-----------------------	------------------------	--

Radius Point: 2388306.04,2494262.38			
-------------------------------------	--	--	--

2388298.12	2493791.72		
------------	------------	--	--

		S 81°56'16" W 5.01 ✓	
--	--	----------------------	--

2388297.42	2493786.75		
------------	------------	--	--

		N 17°53'35" W 169.48 ✓	
--	--	------------------------	--

2388458.71	2493734.68		
------------	------------	--	--

		N 18°27'04" W 100.51 ✓	
--	--	------------------------	--

2388554.05	2493702.87		
------------	------------	--	--

		S 71°27'13" W 40.14 ✓	
--	--	-----------------------	--

2388541.28	2493664.82		
------------	------------	--	--

		S 76°27'53" W 5.88 ✓	
--	--	----------------------	--

2388539.91	2493659.10		
------------	------------	--	--

		N 14°41'11" W 168.95 ✓	
--	--	------------------------	--

2388703.34	2493616.27		
------------	------------	--	--

		N 35°24'57" E 25.91 ✓	
--	--	-----------------------	--

2388724.45	2493631.28		
------------	------------	--	--

		N 67°20'40" W 115.53 ✓	
--	--	------------------------	--

2388768.95	2493524.66		
------------	------------	--	--

		N 45°17'47" E 155.47 ✓	
--	--	------------------------	--

2388878.32	2493635.16		
------------	------------	--	--

Closure Error Distance> 0.0000 ✓

Total Distance> 1581.92

Polyline Area: 89851 sq ft, 2.063 acres

LOT 1

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2388880.96	2493137.59	S 55°38'02" E 298.71	✓
2388712.35	2493384.16	S 86°33'00" W 129.74	✓
2388704.54	2493254.66	S 18°27'42" W 155.87	✓
2388556.69	2493205.30	S 71°27'13" W 40.14	✓
2388543.93	2493167.25	S 76°27'53" W 5.88	✓
2388542.55	2493161.53	N 14°41'11" W 168.95	✓
2388705.98	2493118.70	N 35°24'57" E 25.91	✓
2388727.10	2493133.71	N 67°20'40" W 115.53	✓
2388771.60	2493027.09	N 45°17'47" E 155.47	✓
2388880.96	2493137.59		

Closure Error Distance> 0.0000 ✓

Total Distance> 1096.19

Polyline Area: 44940 sq ft, 1.032 acres

OK

LOT 2

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2388712.35	2493384.16		
		S 55°38'02" E 86.45 ✓	
2388663.55	2493455.52		
		Radius: 470.73 Chord: 397.05 Degree: 12°10'18" Dir: Left ✓	
		Length: 409.88 Delta: 49°53'22" Tangent: 218.95	
		Chord BRG: S 23°58'52" W Rad-In: S 41°04'27" E Rad-Out: N 89°02'11" E	
		Radius Point: 2388308.68,2493764.81	
2388300.77	2493294.14		
		S 81°56'16" W 5.01 ✓	
2388300.06	2493289.18		
		N 17°53'35" W 169.48 ✓	
2388461.35	2493237.11		
		N 18°27'04" W 100.51 ✓	
2388556.69	2493205.30		
		N 18°27'42" E 155.87 ✓	
2388704.54	2493254.66		
		N 86°33'00" E 129.74 ✓	
2388712.35	2493384.16		

Closure Error Distance> 0.0000 ✓

Total Distance> 1056.94

Polyline Area: 44912 sq ft, 1.031 acres ✓

OUTER BOUNDARY

Northing	Easting	Bearing	Distance
2388878.32	2493635.16	S 55°38'02" E 385.16	
2388660.90	2493953.09	Radius: 470.73 Chord: 397.05 Degree: 12°10'18" Dir: Left	
		Length: 409.88 Delta: 49°53'22" Tangent: 218.95	
		Chord BRG: S 23°58'52" W Rad-In: S 41°04'27" E Rad-Out: N 89°02'11" E	
		Radius Point: 2388306.04,2494262.38	
2388298.12	2493791.72	S 81°56'16" W 5.01	
2388297.42	2493786.75	N 17°53'35" W 169.48	
2388458.71	2493734.68	N 18°27'04" W 100.51	
2388554.05	2493702.87	S 71°27'13" W 40.14	
2388541.28	2493664.82	S 76°27'53" W 5.88	
2388539.91	2493659.10	N 14°41'11" W 168.95	
2388703.34	2493616.27	N 35°24'57" E 25.91	
2388724.45	2493631.28	N 67°20'40" W 115.53	
2388768.95	2493524.66	N 45°17'47" E 155.47	
2388878.32	2493635.16		

Closure Error Distance> 0.0000
Total Distance> 1581.92
Polyline Area: 89851 sq ft, 2.063 acres

LOT 1

Northing	Easting	Bearing	Distance
2388880.96	2493137.59		
		S 55°38'02" E	298.71
2388712.35	2493384.16		
		S 86°33'00" W	129.74
2388704.54	2493254.66		
		S 18°27'42" W	155.87
2388556.69	2493205.30		
		S 71°27'13" W	40.14
2388543.93	2493167.25		
		S 76°27'53" W	5.88
2388542.55	2493161.53		
		N 14°41'11" W	168.95
2388705.98	2493118.70		
		N 35°24'57" E	25.91
2388727.10	2493133.71		
		N 67°20'40" W	115.53
2388771.60	2493027.09		
		N 45°17'47" E	155.47
2388880.96	2493137.59		

Closure Error Distance> 0.0000
Total Distance> 1096.19
Polyline Area: 44940 sq ft, 1.032 acres

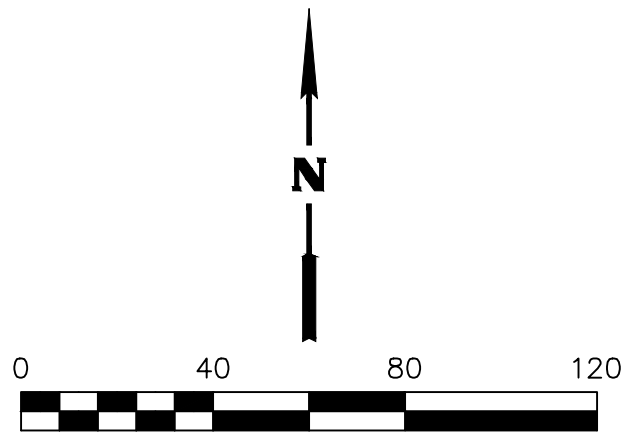
LOT 2

Northing	Easting	Bearing	Distance
2388712.35	2493384.16		
		S 55°38'02" E	86.45
2388663.55	2493455.52		
		Radius: 470.73 Chord: 397.05 Degree: 12°10'18" Dir: Left	
		Length: 409.88 Delta: 49°53'22" Tangent: 218.95	
		Chord BRG: S 23°58'52" W Rad-In: S 41°04'27" E Rad-Out: N 89°02'11" E	
		Radius Point: 2388308.68,2493764.81	
2388300.77	2493294.14		
		S 81°56'16" W	5.01
2388300.06	2493289.18		
		N 17°53'35" W	169.48
2388461.35	2493237.11		
		N 18°27'04" W	100.51
2388556.69	2493205.30		
		N 18°27'42" E	155.87
2388704.54	2493254.66		
		N 86°33'00" E	129.74
2388712.35	2493384.16		

Closure Error Distance> 0.0000
Total Distance> 1056.94
Polyline Area: 44912 sq ft, 1.031 acres

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.

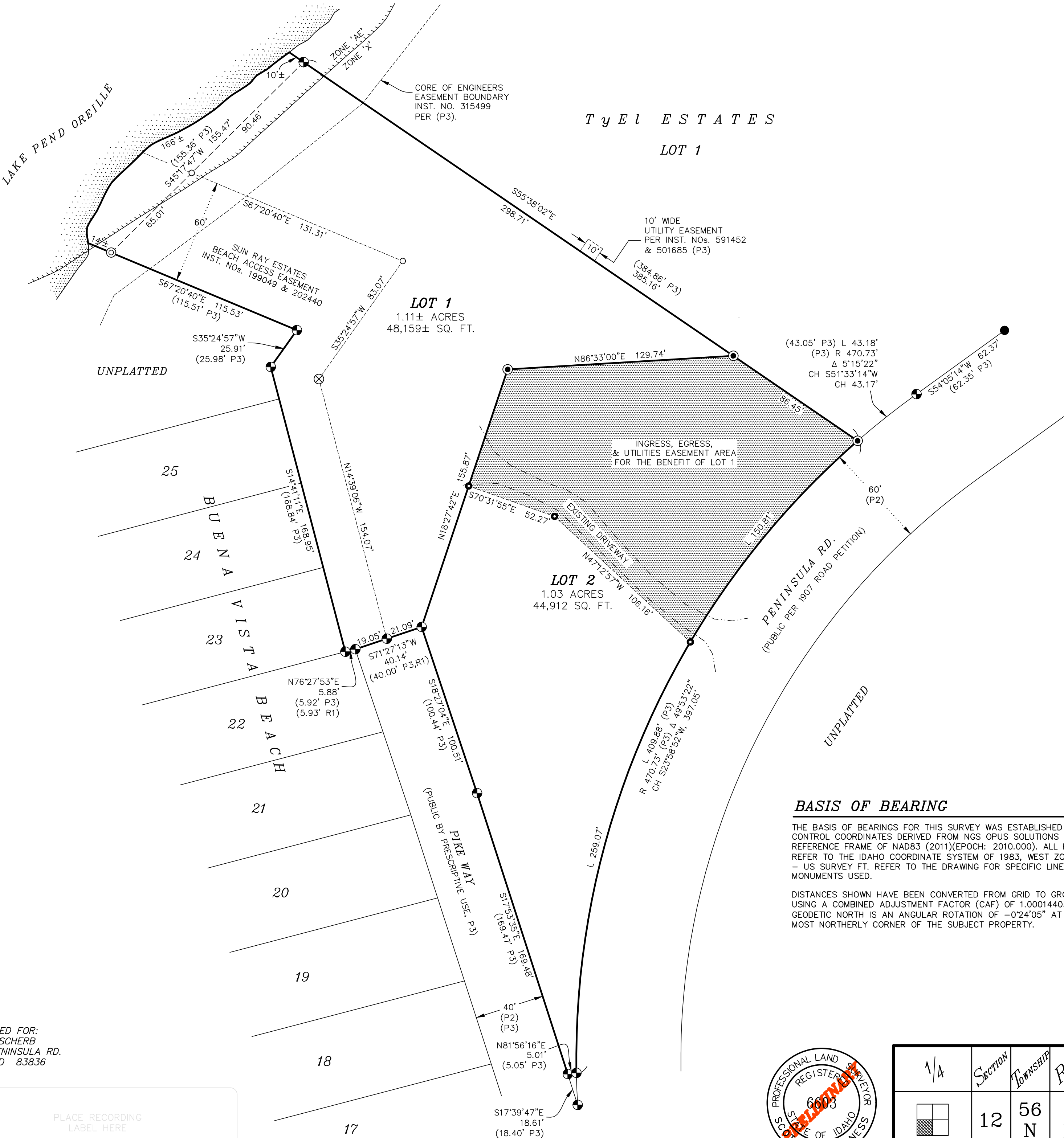
DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001440307. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°24'05" AT THE MOST NORTHERLY CORNER OF THE SUBJECT PROPERTY.



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

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

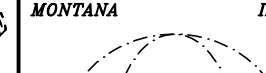
FILED THIS _____ DAY OF _____, 20____, AT _____M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

PLACE RECORDING
LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	<div><div>MONTANAIDAHO</div><div></div><div>OREGONWASHINGTON</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	