

# REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES

## SECTION 30, 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 "PLAT NAME" 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 JACOB WRAY AND ROCHELLE WRAY, HUSBAND AND WIFE, 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 "REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES", LOCATED IN SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 5 OF FIRST ADDITION TO RIVER RUN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGE 98, RECORDS OF BONNER COUNTY,

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM. THE EFFLUENT LINE AND DRAIN FIELD EASEMENT FOR LOTS 5A, 5C, AND 5D, ARE HEREBY DEDICATED.

WATER SERVICE IS TO BE PROVIDED BY LACLEDE WATER DISTRICT.

THE 30' INGRESS, EGRESS & UTILITIES EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF ALL THE LOTS.

A PORTION OF THE EXISTING 15' WIDE UTILITIES EASEMENT IS HEREBY VACATED AND REPLACED BY A NEW 15' WIDE UTILITIES EASEMENT DEDICATED HEREON.

A 10' SEWER LINE EASEMENT, ADJACENT TO THE THE 15' WIDE UTILITIES EASEMENT ALONG CAMPBELL POINT RD., IS HEREBY DEDICATED FOR THE BENEFIT OF ALL LOTS AS SHOWN.

JACOB WRAY

ROCHELLE WRAY

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB WRAY AND ROCHELLE WRAY, 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

### SUBJECT TO THE FOLLOWING

- RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 2, PG. 481, INST. #9277.
- RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 3, PG. 42, INST. #13612.
- RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 3, PG. 44, INST. #13613.
- RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 34, PG. 128, INST. #101885.
- RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #141590.
- 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, INST. #42976
- 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, INST. #73699.
- ALL MATTERS AS DELINEATED ON THE PLAT OF "FIRST ADDITION TO RIVER RUN ESTATES", BK. 5 OF PLATS, PG. 98, INST. #477853.
- COVENANTS, CONDITIONS AND RESTRICTIONS, INST. #473740.
- DECLARATION OF EASEMENT FOR SEPTIC EFFLUENT LINES AND LEACH FIELD, INST. #750984.
- NORTHERN LIGHTS RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #872971.
- NORTHERN LIGHTS RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #1003388.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 5, FIRST ADDITION TO RIVER RUN ESTATES, INTO FOUR (4) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED FROM FOUND MONUMENTS PER R1.

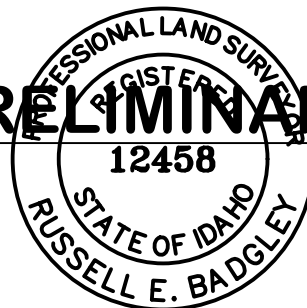
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 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 \_\_\_\_\_, 2022.

RUSSELL E. BADGLEY

PLS 12458



PRELIMINARY

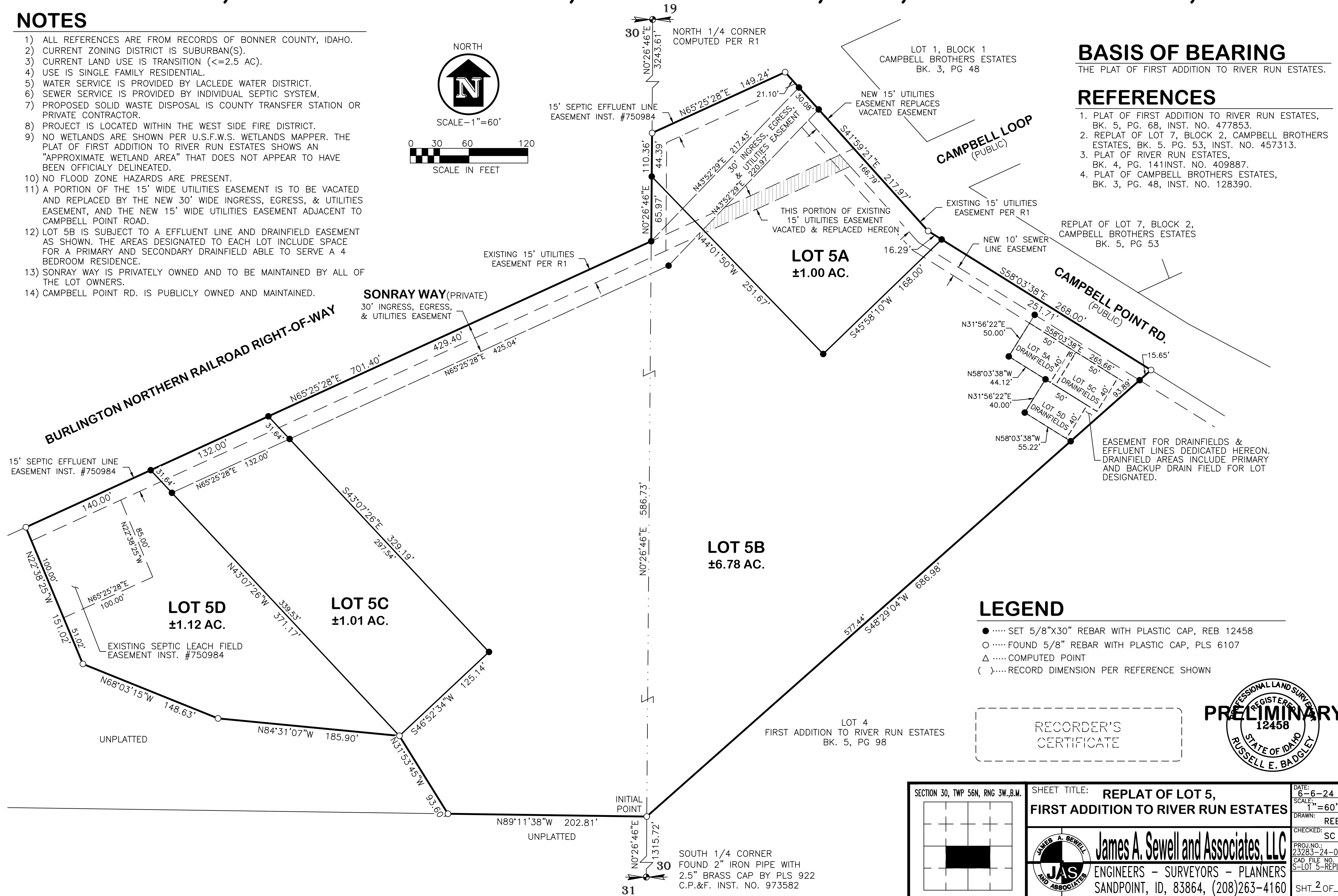
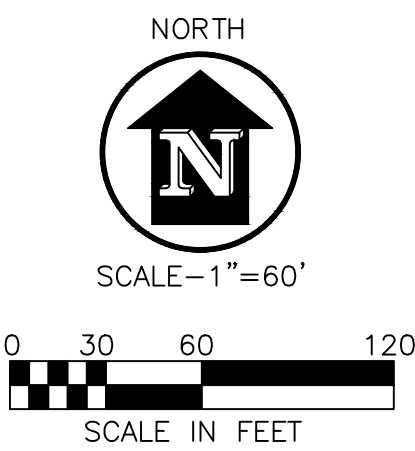
SECTION 30, TWP 56N, RNG 3W.,B.M. 	SHEET TITLE: <b>REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES</b>		DATE: <b>6-6-24</b> SCALE: <b>NONE</b> DRAWN: <b>REB</b> CHECKED: <b>SC</b>
	<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		PROJ. NO.: <b>23283-24-001</b> CAD FILE NO.: <b>S-LOT 5-REPLAT</b> SHT. <b>1</b> OF <b>2</b>

# REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES

## SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN(S).
- 3) CURRENT LAND USE IS TRANSITION ( $\leq 2.5$  AC).
- 4) USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY LACLEDE WATER DISTRICT.
- 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 WEST SIDE FIRE DISTRICT.
- 9) NO WETLANDS ARE SHOWN PER U.S.F.W.S. WETLANDS MAPPER. THE PLAT OF FIRST ADDITION TO RIVER RUN ESTATES SHOWS AN "APPROXIMATE WETLAND AREA" THAT DOES NOT APPEAR TO HAVE BEEN OFFICIALLY DELINEATED.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) A PORTION OF THE 15' WIDE UTILITIES EASEMENT IS TO BE VACATED AND REPLACED BY THE NEW 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT, AND THE NEW 15' WIDE UTILITIES EASEMENT ADJACENT TO CAMPBELL POINT ROAD.
- 12) LOT 5B IS SUBJECT TO A EFFLUENT LINE AND DRAINFIELD EASEMENT AS SHOWN. THE AREAS DESIGNATED TO EACH LOT INCLUDE SPACE FOR A PRIMARY AND SECONDARY DRAINFIELD ABLE TO SERVE A 4 BEDROOM RESIDENCE.
- 13) SONRAY WAY IS PRIVATELY OWNED AND TO BE MAINTAINED BY ALL OF THE LOT OWNERS.
- 14) CAMPBELL POINT RD. IS PUBLICLY OWNED AND MAINTAINED.



### BASIS OF BEARING

THE PLAT OF FIRST ADDITION TO RIVER RUN ESTATES.

### REFERENCES

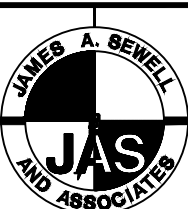
1. PLAT OF FIRST ADDITION TO RIVER RUN ESTATES, BK. 5, PG. 68, INST. NO. 477853.
2. REPLAT OF LOT 7, BLOCK 2, CAMPBELL BROTHERS ESTATES, BK. 5, PG. 53, INST. NO. 457313.
3. PLAT OF RIVER RUN ESTATES, BK. 4, PG. 141 INST. NO. 409887.
4. PLAT OF CAMPBELL BROTHERS ESTATES, BK. 3, PG. 48, INST. NO. 128390.

### LEGEND

- .....SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- .....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- △.....COMPUTED POINT
- ( ).....RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S  
CERTIFICATE



SECTION 30, TWP 56N, RNG 3W, B.M.	SHEET TITLE: <b>REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES</b>		DATE: 6-6-24
	 <b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		SCALE: 1"=60' DRAWN: REB CHECKED: SC PROJ. NO.: 23283-24-001 CAD FILE NO.: S-LOT 5-REPLAT SHT. 2 OF 2