

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: Jacob Wray

From: Kyle Snider, Planner

Date: November 26, 2024

Subject: Blue-line review for MLD0030-24: Replat of Lot 5, First Addition to River Run Estates

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: **Jesse Bailey, James A. Sewell & Associates.**

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: Replat of Lot 5, First Addition to River Run Estates		File No: MLD0030-24
Received by: Kyle Snider, Planner	Received from: James A. Sewell and Associates	Date Received: 06-06-2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	11/13/2024	KS	Bonner County Planning Department
X	10/31/2024	AB	Assessor's Office
X	11-1-24	MM	Bonner County Road & Bridge Department
Road Name & Addressing required	10/29/2024	MC	GIS Department
x	11/4/2024	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MOD0003-25 (MLD0030-24) **DATE OF REPORT:** 03/19/2025
APPLICANT: Jacob & Rochelle Wray **PARCEL #:** RP027070000050A
SUBDIVISION NAME/LOTS: Replat of Lot 5, First Addition to River Run Estates

SUMMARY OF PROPOSAL:

Divide one (1) 9.91-acre lot into one (1) 1-acre lot, one (1) 6.78-acre lot, one (1) 1.01-acre lot, and one (1) 1.12-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 12-621 (A) : All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1). Proposed lots 5C and 5D appear to exceed this requirement. The lots must be reconfigured to meet the maximum allowed depth to width ratio of 3.2:1. Alternatively, a depth to width ratio variance, in accordance with BCRC 12-2.3, may be sought.
4. Prior to final plat please submit a "Will Serve" letter showing that the proposed lots will be served by Laclede Water.
5. Per BCRC 12-412, Note 19 & 12-647 (D), sanitary restrictions will need to be lifted by the Panhandle Health District prior to final plat. Additionally, PHD will need to sign the plat to certify the requirements have been met.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **1 acre** **Suburban (S)**

12-660 (D) (2) (f) Site area minimum: **No**

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**

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: **No**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **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 Suburban (S).
3. The lots will be accessed off the proposed Sonray Way, a privately owned and privately maintained easement.
4. The proposed lots are served by individual septic systems, Laclede Water, Selkirk Fire District, and Northern Lights, Inc; however, a well-serve for water has not been provided.
5. The lots have mapped slopes ranging from 0-30% according to USGS.

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

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 Review Letter

November 26, 2024

Scott Comfort, James A. Sewell & Associates
1319 Division Ave
Sandpoint, ID 83864

SUBJECT: MLD0030-24: Replat of Lot 5, First Addition to River Run Estates

Dear Scott,

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, 10.29.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0895E, Effective Date 11/18/2009 & FIRM Panel Number 16017C0925E, Effective Date 11/18/2009. 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

October 31, 2024

Bonner County Planning Dept
REPLAT OF LOT 5 FIRST ADDITION TO RIVER RUN ESTATES
MLD0030-24
SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST
RP027070000050A

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.

Owners hold title as community property with right of survivorship

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
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

Tuesday, October 29, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – RIVER RUN ESTATES FIRST ADDITION
REPLAT OF LOT 5 (MLD0030-24)
SECTION 30, TOWNSHIP 56N, RANGE 3W**

To Whom It May Concern:

The proposed **SONRAY WAY** is not an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

The building on the proposed lot 5A will require addressing. Applicant must apply for the address(es). It is unclear what the building is used for and the number of addresses that will be required. Please reach out to the GIS Department for clarification.

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>

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.

2
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

1 THIS IS TO CERTIFY THAT JACOB WRAY AND ROCHELLE WRAY, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS PLAT 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

1. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 2, PG. 481, INST. #9277.
2. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 3, PG. 42, INST. #13612.
3. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 3, PG. 44, INST. #13613.
4. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 34, PG. 128, INST. #101885.
5. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #141590.
6. 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.
7. 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.
8. ALL MATTERS AS DELINEATED ON THE PLAT OF "FIRST ADDITION TO RIVER RUN ESTATES", BK. 5 OF PLATS, PG. 98, INST. #477853.
9. COVENANTS, CONDITIONS AND RESTRICTIONS, INST. #473740.
10. DECLARATION OF EASEMENT FOR SEPTIC EFFLUENT LINES AND LEACH FIELD, INST. #750984.
11. NORTHERN LIGHTS RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #872971.
12. 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
12458
PLS 12458



SECTION 30, TWP 56N, R3E 30W, B.M.	SHEET TITLE: REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES	DATE: 8-6-24
		OWNER: NONE
		DRAWN: REB
		CHECKED: SC
		REVIEWED: JAS
		DATE FILED: 8-6-24
		FILED IN: 12458
		SHT 1 of 2

Summary of Comments on ID PLAT SHEET 2

Page: [1] S-LOT 5-REPLAT-ID PLAT SHEET 1

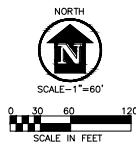
 Number: 1 Author: Andrea Ballard Date: 10/31/2024 7:57:07 AM -07'00'
as community property with right of survivorship

 Number: 2 Author: kyle.snider Subject: Sticky Note Date: 11/25/2024 3:04:58 PM
Change to "Chair" or "Chairwoman"

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 (<=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 AN 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 THE LOT OWNERS.
- 14) CAMPBELL POINT RD. IS PUBLICLY OWNED AND MAINTAINED.

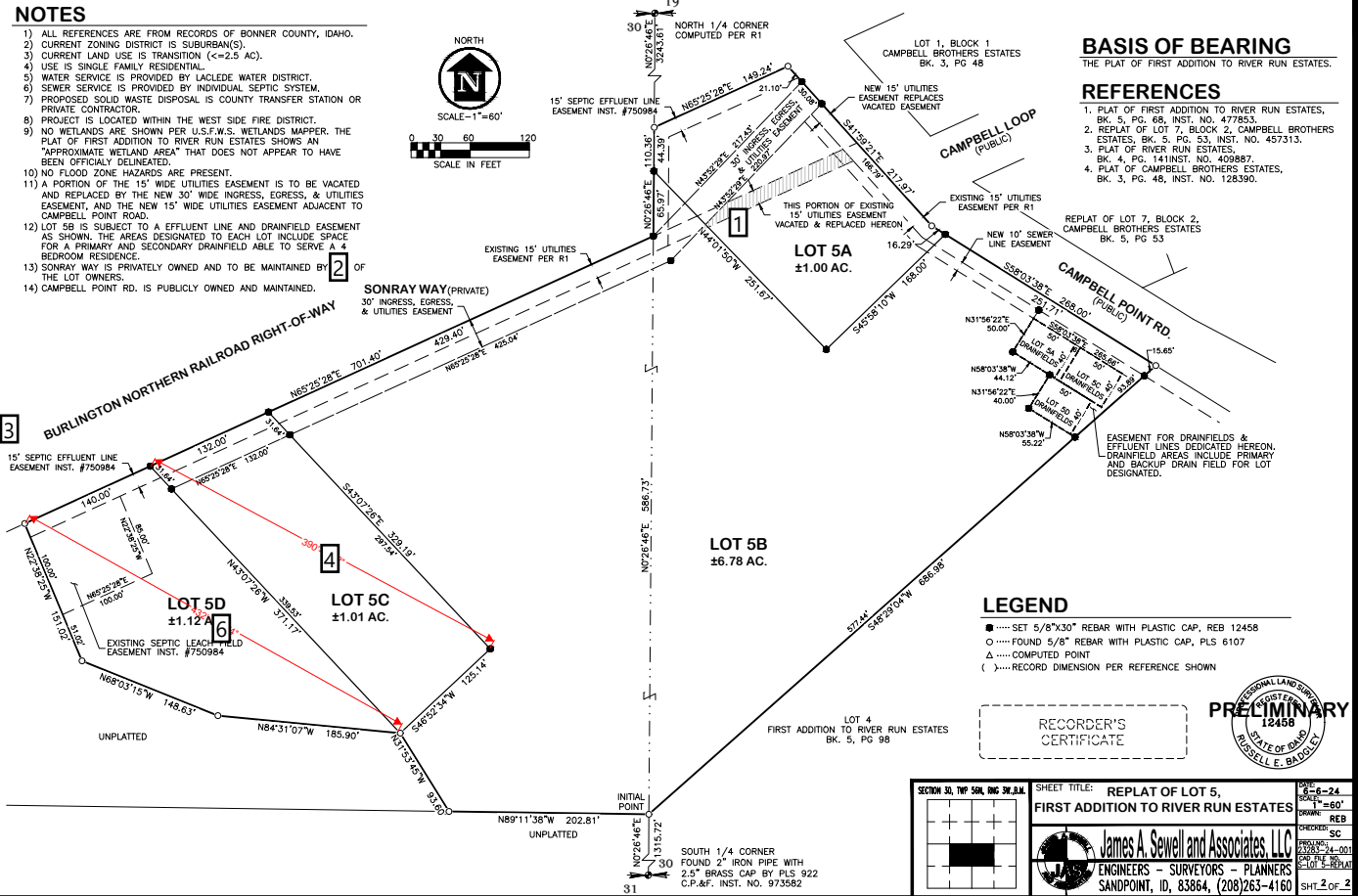


BASIS OF BEARING

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. 400887.
4. PLAT OF CAMPBELL BROTHERS ESTATES, BK. 3, PG. 48, INST. NO. 128390.





Lot 5C
43,995.6 Sqft
/390= 112.8 Calculated width
390/112.8= 3.457:1 Depth to width


Lot 5D
48,787.2 Sqft
/432= 112.9 Calculated width
432/112.9 = 3.826 Depth to width


Page: [2] S-LOT 5-REPLAT-ID PLAT SHEET 2


 Number: 1 Author: Monica Carash Date: 10/29/2024 3:39:18 PM -07'00'
Applicant will need to apply for address(es) for building on lot 5A.

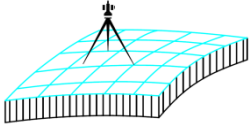
 Number: 2 Author: Monica Carash Date: 10/29/2024 3:36:38 PM -07'00'
Applicant will need to apply for an approved road name.

 Number: 3 Author: Andrea Ballard Date: 10/31/2024 8:26:04 AM -07'00'
we incorrectly show a parcel extending here, will fix mapping

 Number: 4 Author: kyle.snider Subject: Length Measurement Date: 11/25/2024 3:07:04 PM
390'-4 1/2"

 Number: 5 Author: kyle.snider Subject: Text Box Date: 11/25/2024 3:11:06 PM
**Lot 5C43,995.6 Sqft/390= 112.8 Calculated width390/112.8= 3.457:1 Depth to widthLot 5D48787.2 Sqft/432= 112.9
Calculated width432/112.9 = 3.826 Depth to width**

 Number: 6 Author: kyle.snider Subject: Length Measurement Date: 11/25/2024 3:06:57 PM
432'-11 3/4"



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

November 2, 2024

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

Re: Plat Review – MLD0030-24 – Replat of lot 5, 1st add to River Run Estates

Dear Planning Dept.,

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

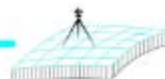
- 1) Insert plat name in county surveyor's cert.
- 2) Update surveyor's cert with current information.

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

Sincerely,

Tyson L.A. Glahe, PLS

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	15080
-----------	-------

Bill To:
Sewell

Date _____

11/4/2024

Project / Job #

24-001EJ Review MLD0030-24 - Replat of 1

Please submit payment by: 11/19/2024

INVOICE

~~~~~

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
|         |          |       |          |               |

| Description                                               | Amount |
|-----------------------------------------------------------|--------|
| County Surveyor Review                                    | 265.00 |
| Copies & Recording Fees                                   | 43.14  |
| MLD0030-24 - Replat of lot 5 1st add to River Run Estates |        |



|                               |          |
|-------------------------------|----------|
| <b>Retainer / Credits:</b>    | \$0.00   |
| <b>Invoice Amount:</b>        | \$308.14 |
| <b>Job Total Balance Due:</b> | \$308.14 |

ALL INVOICES ARE DUE UPON RECEIPT

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

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.

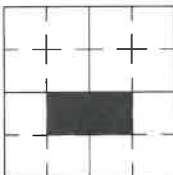
DATED THIS DAY OF , 2022.



RUSSELL E. BADGLEY

PLS 12458

SECTION 30, TWP 56N, RNG 3W, B.M.



SHEET TITLE: REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES



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

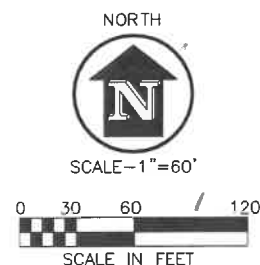
DATE: 6-6-24  
SCALE: NONE  
DRAWN: REB  
CHECKED: SC  
PROJ. NO.: 23283-24-001  
CAD FILE NO.: S-LOT 5-REPLAT  
SHT. 1 OF 2

# 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.

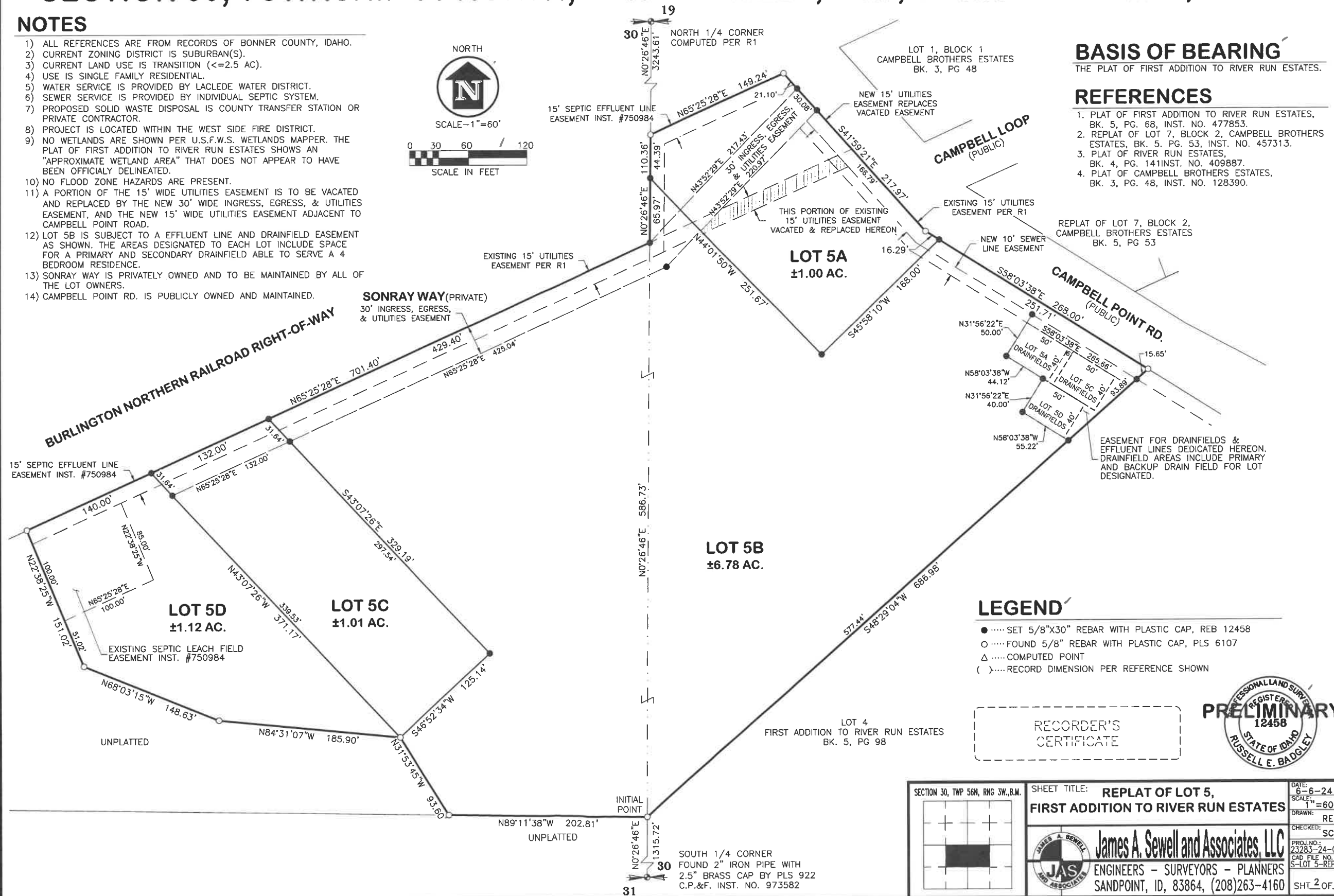


### BASIS OF BEARING

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
- Δ ..... 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                 |
|                                   |                                                                          | SCALE: 1"=60'                |
|                                   | <b>James A. Sewell and Associates, LLC</b>                               | DRAWN: REB                   |
|                                   | ENGINEERS - SURVEYORS - PLANNERS                                         | CHECKED: SC                  |
|                                   | SANDPOINT, ID, 83864, (208)263-4160                                      | PROJ. NO.: 23283-24-001      |
|                                   |                                                                          | CAD FILE NO.: S-LOT 5-REPLAT |
|                                   |                                                                          | SHT. 2 OF 2                  |

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

### Mapcheck 1: BOUNDARY

#### Closure Summary

Precision, 1 part in: 413212.98'  
Error distance: 0.01'  
Error direction: N50°03'46"E  
Area: 432034.21 Sq. Ft.

#### Point of Beginning

Easting: 30010.24'  
Northing: 11315.68'

#### Side 1: Line

Direction: N89°11'38"W  
Distance: 202.81'

#### Side 2: Line

Direction: N31°53'45"W  
Distance: 93.60'

#### Side 3: Line

Direction: N84°31'07"W  
Distance: 185.90'

#### Side 4: Line

Direction: N68°03'15"W  
Distance: 148.63'

#### Side 5: Line

Direction: N22°38'25"W  
Distance: 151.02'

#### Side 6: Line

Direction: N65°25'28"E  
Distance: 701.40'

#### Side 7: Line

Direction: N0°26'46"E  
Distance: 110.36'

#### Side 8: Line

Direction: N65°25'28"E  
Distance: 149.24'

#### Side 9: Line

Direction: S41°59'21"E  
Distance: 217.97'

#### Side 10: Line

Direction: S58°03'38"E  
Distance: 268.00'

#### Side 11: Line

Direction: S48°29'04"W  
Distance: 686.98'

Easting: 30010.25'  
Northing: 11315.68'

#### Mapcheck 2: LOT 5A

##### Closure Summary

Precision, 1 part in: 194919.03'  
Error distance: 0.00'  
Error direction: N28°29'02"E  
Area: 43755.55 Sq. Ft.

##### Point of Beginning

Easting: 30015.67'  
Northing: 12012.75'

##### Side 1: Line

Direction: N65°25'28"E  
Distance: 149.24'

##### Side 2: Line

Direction: S41°59'21"E  
Distance: 217.97'

##### Side 3: Line

Direction: S58°03'38"E  
Distance: 16.29'

##### Side 4: Line

Direction: S45°58'10"W  
Distance: 168.00'

##### Side 5: Line

Direction: N44°01'50"W  
Distance: 251.67'

##### Side 6: Line

Direction: N0°26'46"E  
Distance: 44.39'  
Easting: 30015.67'  
Northing: 12012.75'

#### Mapcheck 3: LOT 5B

##### Closure Summary

Precision, 1 part in: 704914.89'  
Error distance: 0.00'  
Error direction: N62°58'14"W  
Area: 295532.16 Sq. Ft.

##### Point of Beginning

Easting: 30010.24'  
Northing: 11315.68'

##### Side 1: Line

Direction: N89°11'38"W

Distance: 202.81'  
Side 2: Line  
Direction: N31°53'45"W  
Distance: 93.60'  
Side 3: Line  
Direction: N46°52'34"E  
Distance: 125.14'  
Side 4: Line  
Direction: N43°07'26"W  
Distance: 329.19'  
Side 5: Line  
Direction: N65°25'28"E  
Distance: 429.40'  
Side 6: Line  
Direction: N0°26'46"E  
Distance: 65.97'  
Side 7: Line  
Direction: S44°01'50"E  
Distance: 251.67'  
Side 8: Line  
Direction: N45°58'10"E  
Distance: 168.00'  
Side 9: Line  
Direction: S58°03'38"E  
Distance: 251.71'  
Side 10: Line  
Direction: S48°29'04"W  
Distance: 686.98'  
Easting: 30010.24'  
Northing: 11315.68'

#### Mapcheck 4: LOT 5C

##### Closure Summary

Precision, 1 part in: 92486.21'  
Error distance: 0.01'  
Error direction: S61°58'37"E  
Area: 43823.31 Sq. Ft.

##### Point of Beginning

Easting: 29758.00'  
Northing: 11398.00'

##### Side 1: Line

Direction: N43°07'26"W  
Distance: 371.17'

##### Side 2: Line

Direction: N65°25'28"E  
Distance: 132.00'

Side 3: Line

Direction: S43°07'26"E  
Distance: 329.19'

Side 4: Line

Direction: S46°52'34"W  
Distance: 125.14'  
Easting: 29758.01'  
Northing: 11398.00'

Mapcheck 5: LOT 5D

Closure Summary

Precision, 1 part in: 215152.14'  
Error distance: 0.00'  
Error direction: N32°49'16"W  
Area: 48921.46 Sq. Ft.

Point of Beginning

Easting: 29758.00'  
Northing: 11398.00'

Side 1: Line

Direction: N84°31'07"W  
Distance: 185.90'

Side 2: Line

Direction: N68°03'15"W  
Distance: 148.63'

Side 3: Line

Direction: N22°38'25"W  
Distance: 151.02'

Side 4: Line

Direction: N65°25'28"E  
Distance: 140.00'

Side 5: Line

Direction: S43°07'26"E  
Distance: 371.17'  
Easting: 29758.00'  
Northing: 11398.00'

# 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.
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- 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.
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- DECLARATION OF EASEMENT FOR SEPTIC EFFLUENT LINES AND LEACH FIELD, INST. #750984.
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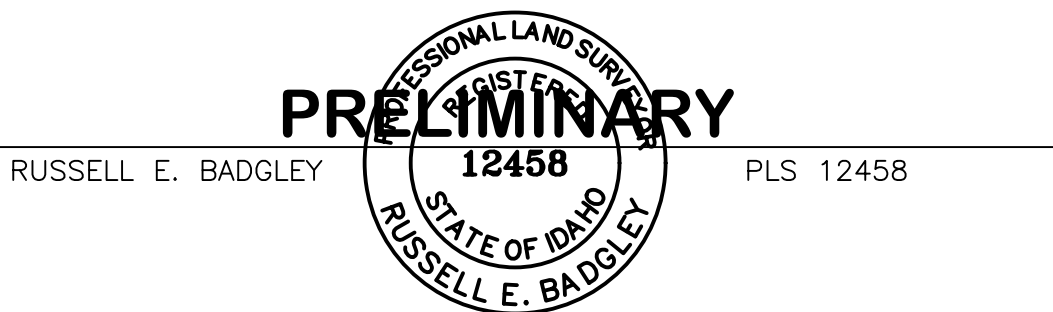
### SURVEYOR'S NARRATIVE

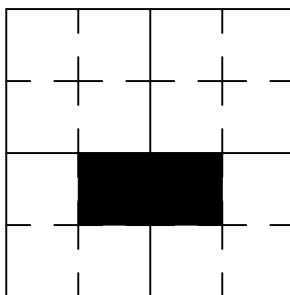
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DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.



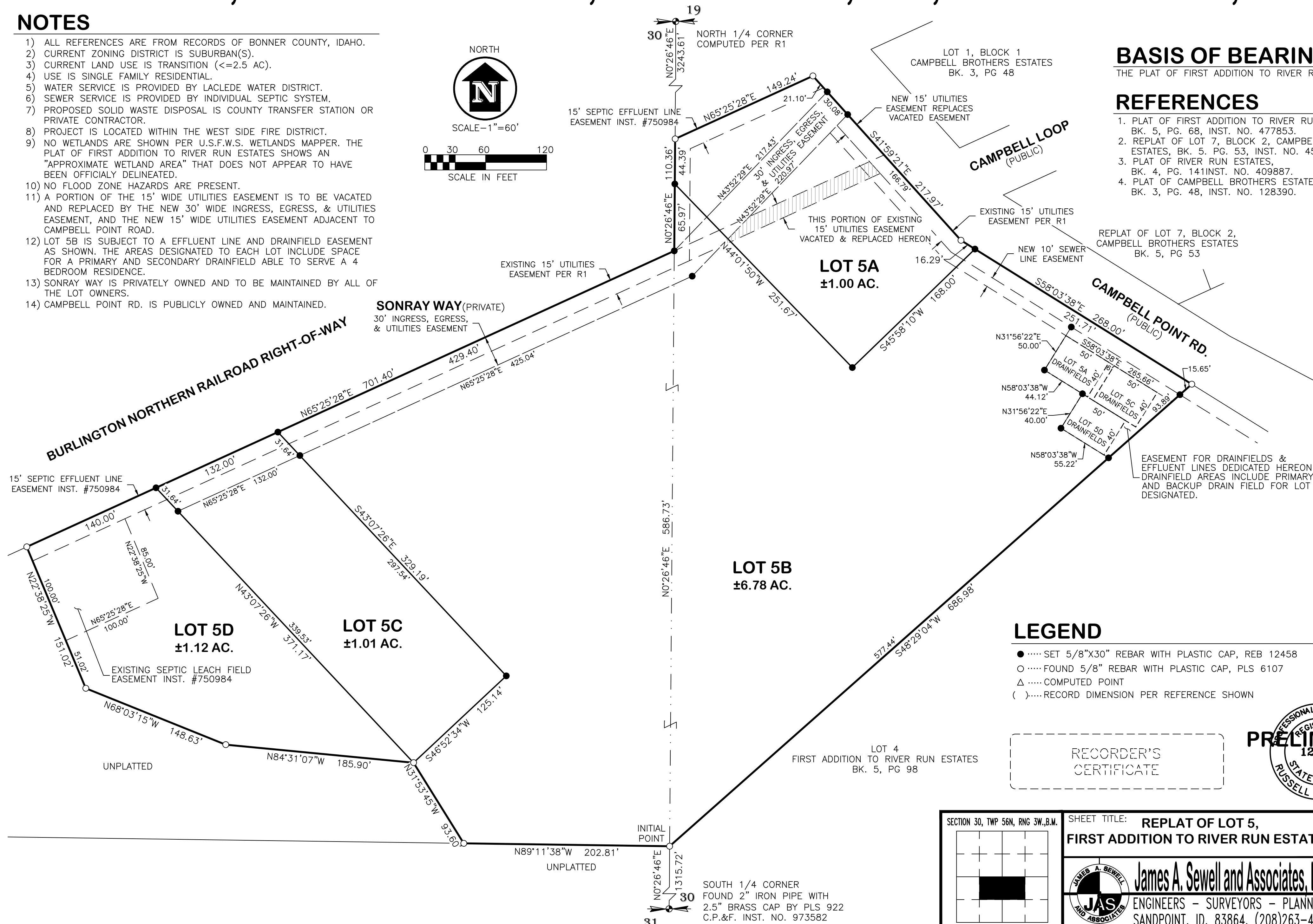
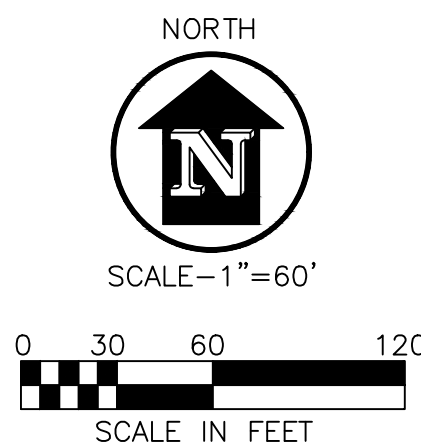
|                                                                                       |                                                                                                                                                                                                             |     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

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

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

### NOTES

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- 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.
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- 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

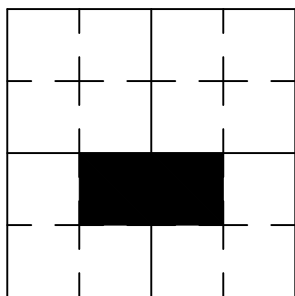
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- .....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
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- ( ).....RECORD DIMENSION PER REFERENCE SHOWN

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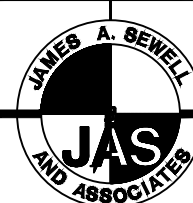
PRELIMINARY



SECTION 30, TWP 56N, RNG 3W, B.M.



SHEET TITLE: **REPLAT OF LOT 5,  
FIRST ADDITION TO RIVER RUN ESTATES**



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

DATE: 6-6-24  
SCALE: 1"=60'  
DRAWN: REB  
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SHT. 2 OF 2