



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0044-24

RECEIVED:

RECEIVED

By Alex Feyen at 10:54 am, Aug 14, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: MURPHY'S RUN

APPLICANT INFORMATION:

Landowner's name: JOSHUA BRIAN TRAVERS

Mailing address: [REDACTED]

City: SANDPOINT

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: JOHN STEARNS, PLS

Company name: STEARNS SURVEYING, LLC

Mailing address: 1869 E SELTICE WAY #353

City: POST FALLS

State: ID

Zip code: 83854

Telephone: 208-696-2017

Fax:

E-mail: John@StearnsSurveying.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 01

Township: 57N

Range: 02W

Parcel acreage: ±10.0

Parcel # (s): RP039520000010A

Current zoning: SUBURBAN

Current use: URBAN

Comprehensive plan designation: URBAN

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

| | | | |
|--------|-----------------------------|---|-----------------------|
| Lot #1 | Proposed acreage: ± 2.5 | Remainder | Proposed acreage: N/A |
| Lot #2 | Proposed acreage: ± 2.5 | Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Lot #3 | Proposed acreage: ± 2.5 | | |
| Lot #4 | Proposed acreage: ± 2.5 | | |

SITE INFORMATION:

| | |
|--|---|
| Does the property contain steep slopes of 15% or greater per the USGS maps? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Are proposed lots split by city, county, zoning, or public R-O-W boundaries? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE | DFIRM MAP: 16017C0710E |
| Other pertinent information (attach additional pages if needed): _____ _____ _____ _____ | |

ACCESS INFORMATION:

| | |
|---|--|
| Please check the appropriate boxes: | |
| <input checked="" type="checkbox"/> Private Easement | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed |
| <input type="checkbox"/> Public Road | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed |
| <input type="checkbox"/> Combination of Public Road/Private Easement | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed |
| Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>PAVED, 14' WIDE TRAVEL WAY WIDTH, FLAT GRADE, AND NO EASEMENT WIDTH GIVEN IN "SHARED DRIVEWAY EASEMENT AND AGREEMENT," INSTRUMENT NO. 994679. ALSO; "POPPY LANE," PRIVATE DRIVE, 14' WIDE PAVED TRAVEL WAY WITHIN 20' WIDE EASEMENT DEDICATED ON THE PLAT OF "PIPER'S RUN," INSTRUMENT NO. 1006031.</u> | |
| List existing access and utility easements on the subject property. <u>"POPPY LANE," PER PLAT OF "PIPER'S RUN," INSTRUMENT NO. 1006031, WAS DEDICATED FOR INGRESS, EGRESS, AND UTILITIES. WATERLINE EASEMENT, PER INSTRUMENT NO. 116780, ALONG KOOTENAI RD.</u> | |

SERVICES:

Which power company will serve the project site? NORTHERN LIGHTS, INC

Which fire district will serve the project site? NORTH SIDE FIRE

Sewage disposal will be provided by:

☐ Existing Community System

☐ Proposed Community System

☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: TO BE DETERMINED BY PANHANDLE HEALTH DEPT. AND ENGINEER.
DRAINFIELD AREAS ARE ON EACH LOT.

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

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

☐ Yes ☒ No

Water will be supplied by:

☐ Existing public or community system

☐ Proposed Community System

☒ Individual well

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

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

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

Landowner's signature: REPRESENTATIVE: John Stearns, PLS Date: 08 12 24

Landowner's signature: Date:

MURPHY'S RUN

A MINOR LAND DIVISION
"REPLAT" OF LOT 1 OF "PIPER'S RUN"
IN SECTION 01, TOWNSHIP 57 NORTH,
RANGE 02 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



RECORDER'S CERTIFICATE

LEGEND

- FOUND SURVEY MONUMENT (AS NOTED)
- CALCULATION POINT (NOTHING FOUND OR SET)
- 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
- TRUE POINT OF BEGINNING ALUMINUM CAP MARKED "TPOB PIPER'S RUN, PLS 8798, 2022"
- 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798" ON EASEMENT

SURVEY REFERENCES

- R-15: SHARED DRIVEWAY EASEMENT AND AGREEMENT, INSTRUMENT NUMBER 994679, 2021
- R-17: RIGHT-OF-WAY EASEMENT, INSTRUMENT NUMBER 116780, 1968
- R-19: PIPER'S RUN, INSTRUMENT NUMBER 100603-1, PLS 8798, STEARNS, 2022

NOTES

- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- RIGHT OF WAY EASEMENT (R-17) CALLS FOR WATER LINE (AND APPURTENANCES) EASEMENT 20 FEET WIDE ON THE WEST SIDE OF THE COUNTY ROAD. THE 1968 LOCATION OF THE WEST SIDE OF ROAD IS UNKNOWN. WESTERLY LINE OF EASEMENT IS AMBIGUOUS.
- CURRENT DRIVEWAY PAVED WIDTH IS 14' (PLUS ADDITIONAL WIDTH FOR BASE MATERIALS).
- NO WETLANDS ARE ON SUBDIVISION PER NATIONAL WETLANDS INVENTORY.
- "PIPER'S RUN" R-19 TRUE POINT OF BEGINNING (TPOB) IS THE SOUTHWEST CORNER OF THIS SUBDIVISION - NEW CAP NOT INSTALLED FOR TPOB OF THIS SUBDIVISION.
- 20.00' WIDE EASEMENT (DEDICATED PER R-19) IS CENTERED ON SOUTHERLY LOT LINE OF LOT 1 "PIPER'S RUN", AS SHOWN, EXCEPT WHERE SHOWN OTHERWISE. SEE SHEET 2 FOR LINE TABLE AND CURVE TABLE.
- TPOB TO NORTHWEST SECTION CORNER: N37°32'26"W 2346.71'
TPOB TO NORTH QUARTER CORNER: N34°29'11"E 2331.50'
TPOB TO CENTER OF SECTION: S29°32'13"E 2627.15'
TPOB TO WEST QUARTER CORNER: S30°18'08"W 2620.21'

BASIS OF BEARINGS

BASIS OF BEARINGS IS S 89°24'30" E, PER R-19.

JOHN STEARNS, PLS

DATE



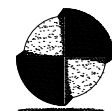
S-T-B
01-57N-02W

CLIENTS
TRAVERS

DATE
JULY, 2024

PROJECT
23.050

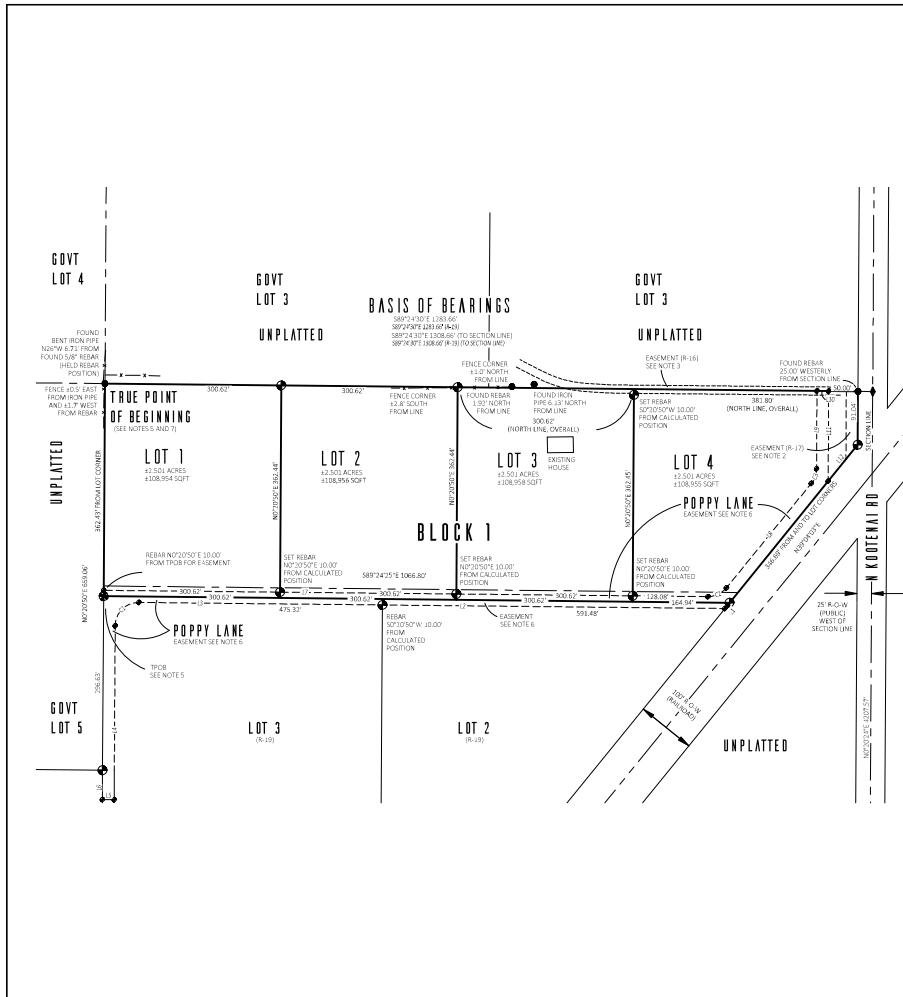
PHONE
208.698.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 1 OF 2



OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT, JOSHUA BRIAN TRAVERS, AN UNMARRIED MAN, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "MURPHY'S RUN", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, PIPER'S RUN, INSTRUMENT NUMBER 1006031, BOOK 18 OF PLATS, PAGE 82, RECORDS OF BONNER COUNTY, IDAHO.

COMPRISING 10.00 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR APPEARING ON SAID TRACT.

SEWER TO BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE BY INDIVIDUAL WELLS.

SIGNATURE: JOSHUA BRIAN TRAVERS DATE: _____

ACKNOWLEDGEMENT

STATE OF _____,
COUNTY OF _____,

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024, BY _____

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

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.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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 _____

MURPHY'S RUN
A MINOR LAND DIVISION
"REPLAT" OF LOT 1 OF "PIPER'S RUN"
IN SECTION 01, TOWNSHIP 57 NORTH,
RANGE 02 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

LINE TABLE

| | | |
|-----|-------------|----------|
| L1 | S39°04'03"W | 13.88' |
| L2 | N89°24'25"W | 583.48' |
| L3 | N89°24'25"W | 415.15' |
| L4 | S07°05'00"W | 296.37' |
| L5 | N89°25'37"W | 20.00' |
| L6 | N07°05'00"E | 48.92' |
| L7 | S89°24'25"E | 1029.94' |
| L8 | N39°04'03"E | 229.50' |
| L9 | N07°02'24"E | 132.61' |
| L10 | S89°24'30"E | 20.00' |
| L11 | S07°02'24"W | 153.60' |
| L12 | N39°04'03"E | 79.66' |

CURVE TABLE

| | |
|----|-------------------------------|
| C1 | R=40.00' L=63.00' D=90°14'45" |
| | Ch=549°28'13"W 56.66' |
| C2 | R=40.00' L=35.97' D=51°31'32" |
| | Ch=1864°49'48"E 34.77' |
| C3 | R=40.00' L=27.04' D=38°43'39" |
| | Ch=113°42'14"E 26.53' |

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: SUBDIVIDING PARCEL ACCORDING TO BONNER COUNTY REQUIREMENTS FOR MINOR LAND DIVISIONS AND REPLATS. AS A REPLAT, THE ORIGINAL PLAT WAS UTILIZED TO DETERMINE BOUNDARY.

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 BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER _____

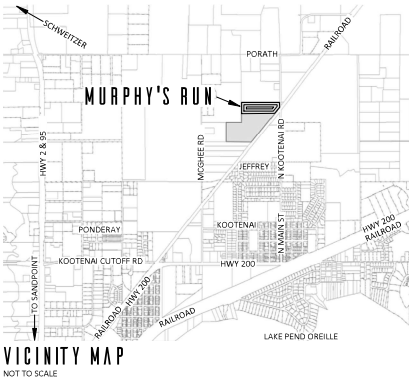
RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____, M.

IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER _____ FEE: _____

BONNER COUNTY RECORDER _____



SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

JOHN STEARNS, PLS

DATE



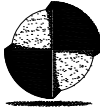
S-T-B
01-57N-02W

CLIENT
TRAVERS

DATE
JULY, 2024

PROJECT
23.050

PHONE
208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2