

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



## Blueline Collective Report Memorandum

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To: Josh Travers

From: Alex Feyen, Planner

Date: October 3, 2024

**Subject: Blue-line review for MLD0044-24 Murphy's Run**

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: **John Stearns, Stearns Surveying**.

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.

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### 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: <b>MURPHY'S RUN</b>		File No: <b>MLD0044-24</b>
Received by: Rob Winningham, Planner	Received from: John Stearns	Date Received: 8/14/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	10/3/2024	AF	Bonner County Planning Department
X	8/19/2024	AB	Assessor's Office
X	8/20/2024	MM	Bonner County Road & Bridge Department
X	8/19/2024	MC	GIS Department
X	9/10/2024	TLAG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0044-24**

**DATE OF REPORT:** 10/3/2024

**APPLICANT:** Josh Travers

**PARCEL #:** RP039520000010A

**SUBDIVISION NAME/LOTS:** Murphy's Run

#### **SUMMARY OF PROPOSAL:**

Divide one (1) 10-acre lot into four (4) 2.5-acre lots.

**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.

#### **STANDARDS REVIEW:**

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **2.5-acres** **Suburban (S)**

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

Urban services: **No**

**DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?**

Has the applicant had Panhandle Health District

In an area of City impact: **Yes**

lift the sanitary restrictions on the property?: **No**

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

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

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

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

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.
3. The proposed lots are located within the Kootenai Area of City Impact.
4. The proposed lots are located off Poppy Lane, a privately owned and maintained road.
5. The proposed lots are served by individual wells, individual septic systems, Northside Fire District, and Northern Lights Inc.
6. The parent lot was platted in "Piper's Run" in Book of Plats 18, page 82, on May 26, 2022.

#### **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

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## Blueline Review Letter

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October 3, 2024

John Stearns, Stearns Surveying  
1869 E Seltice Way #353  
Post Falls, ID 83854

**SUBJECT: MLD0044-24 Murphy's Run**

Dear Project Representative,

**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, 8.19.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0710E, 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,

A handwritten signature in black ink, appearing to read "Alex Feyen".

Alex Feyen  
Planner



## Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: [gisgroup@bonnercountyid.gov](mailto:gisgroup@bonnercountyid.gov)

Monday, August 19, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – MURPHY’S RUN (MLD00-44-24)**  
**SECTION 1, TOWNSHIP 57N, RANGE 2W**

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,

Michael Bolling  
Director, GIS  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of  
Dennis Engelhardt  
**Bonner County Assessor**

1500 Hwy 2, Suite 205

Sandpoint, ID 83864

Phone 208-265-1440

[www.bonnercountyid.gov/departments/  
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

August 19, 2024

Bonner County Planning Dept

MURPHY'S RUN

MLD0044-24

SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST

RP039520000010A

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,

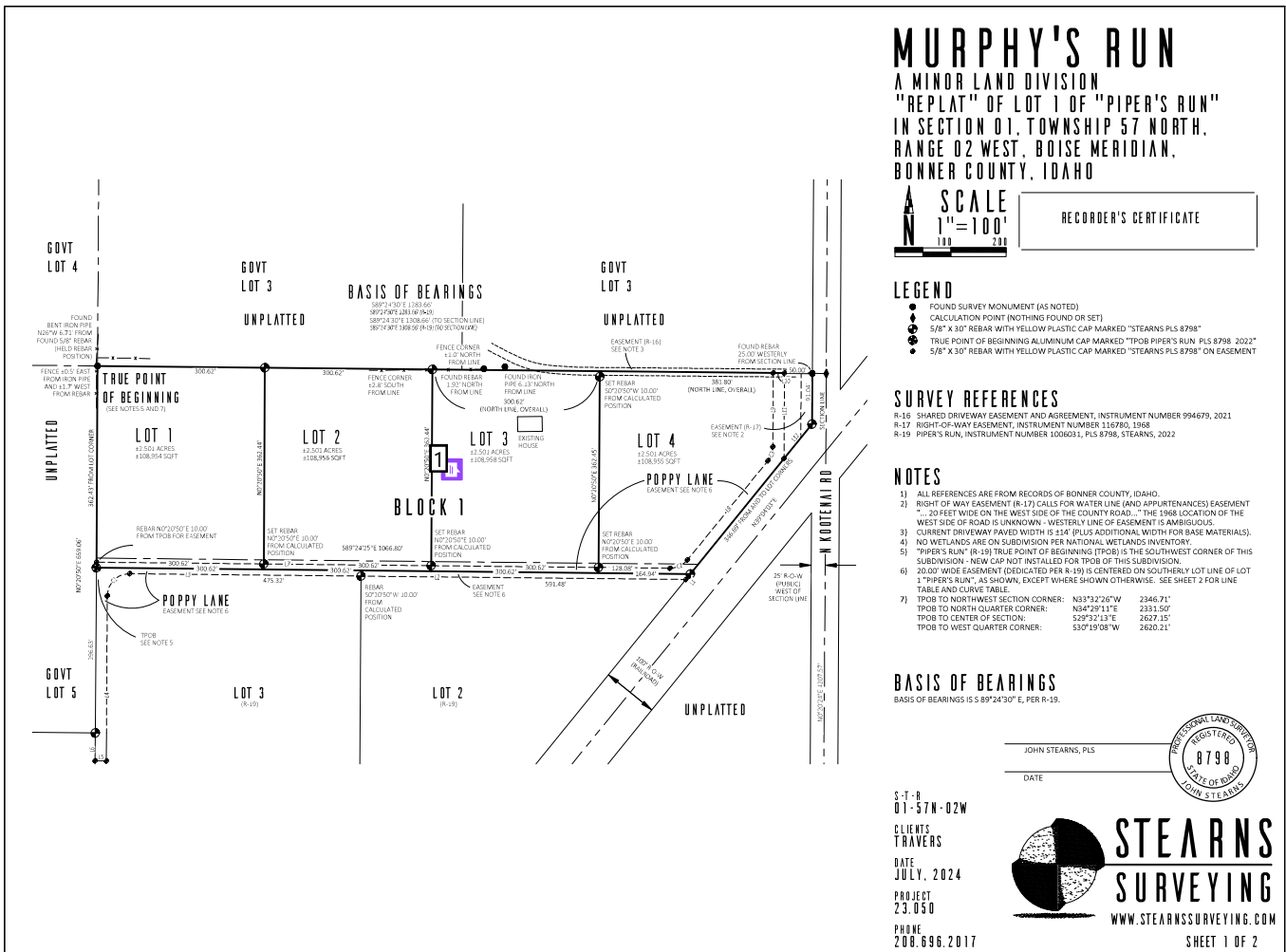
Andrea Ballard

GIS Technician

Bonner County Land Records

208-265-1469

[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)






# Summary of Comments on MLD0044-24 Preliminary Plat.pdf

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Page: 1

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 Number: 1      Author: alexander.feyen      Subject: Sticky Note      Date: 10/3/2024 6:08:28 PM  
Block 1 is not required.

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### OWNERS' CERTIFICATE

KNOWN 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 3, BLOCK 3, 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 **2**

## 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	583.40'
L3	N89°24'25"W	415.35'
L4	S07°05'00"W	296.37'
L5	N89°25'37"W	20.00'
L6	N07°05'00"E	48.93'
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"E	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 56.69'
C2	R=40.00' L=35.93' D=51°31'32"
	Ch=1864°49'48"E 34.77'
C3	R=40.00' L=77.04' D=38°43'39"
	Ch=N139°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 \_\_\_\_\_ HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATE: **15** 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

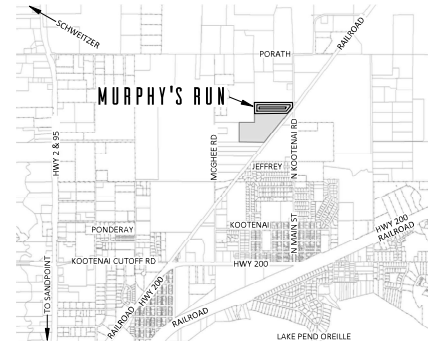
### RECORDER'S CERTIFICATE

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



### VICINITY MAP

NOT TO SCALE

### 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



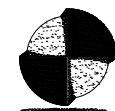
S-T-B  
01-57N-02W

CLIENT  
TRAVERS

DATE  
JULY, 2024

PROJECT  
23.050



PHONE  
208.696.2017



**STEARNS**  
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2

	Number: 1	Author: alexander.feyen	Subject: Sticky Note	Date: 10/3/2024 6:15:03 PM
	Chair or Chairwoman			
	Number: 2	Author: Andrea Ballard	Date: 8/19/2024 10:02:30 AM	
	Remove; no block 1 in parent plat			



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

September 8, 2024

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

Re: Plat Review – MLD0044-24 – Murphy's Run

Dear Planning Dept.,

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

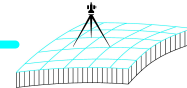
- 1) Indicate monuments found or set.
- 2) Owner's if one signer.

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](http://www.glaheinc.com)

Invoice #	14829
-----------	-------

Sterns

Date \_\_\_\_\_

9/9/2024

Project / Job #

24-001CV Review MLD0044-24 - Murphy's Run

Please submit payment by: 9/24/2024

# INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0044-24 - Murphy's Run	



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

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

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

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

SCALE

1"=100'

100 200

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-16 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 1006031, 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: N33°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°19'08"W 2620.21'

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

JOHN STEARNS, PLS

DATE

PROFESSIONAL LAND SURVEYOR

REGISTERED

8798

STATE OF IDAHO

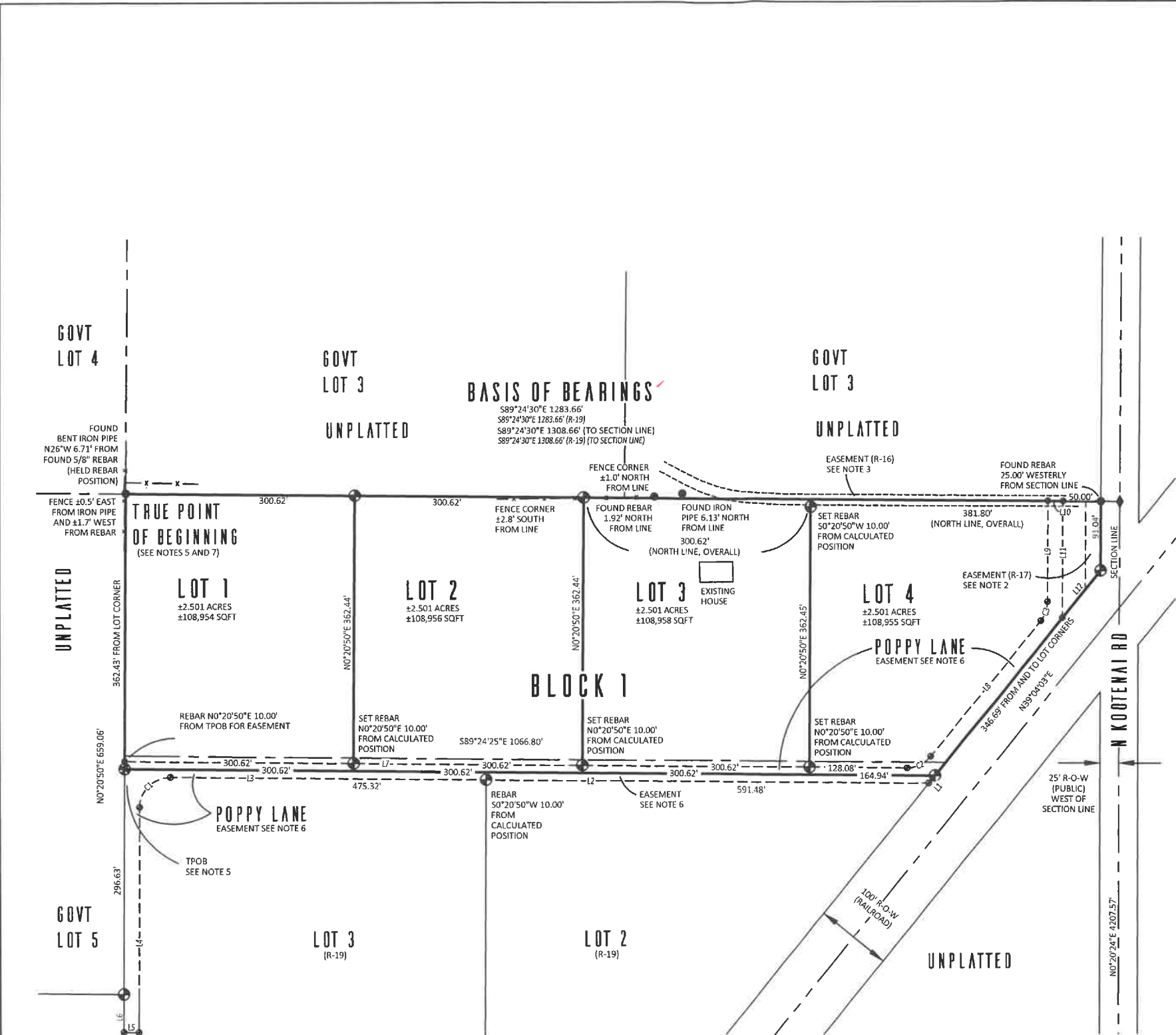
JOHN STEARNS

S-T-R  
01-57N-02W  
CLIENTS  
TRAVERS  
DATE  
JULY, 2024  
PROJECT  
23.050  
PHONE  
208.696.2017

STEARNS  
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 1 OF 2



# 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

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SEWER TO BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE BY INDIVIDUAL WELLS.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOSHUA BRIAN TRAVERS

## 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

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## COUNTY SURVEYOR'S CERTIFICATE

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## LINE TABLE

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L3	N89°24'25"W	415.15'
L4	S0°20'50"W	296.37'
L5	N89°25'32"W	20.00'
L6	N0°20'50"E	49.92'
L7	S89°24'25"E	1029.94'
L8	N39°04'03"E	229.50'
L9	N0°20'24"E	132.61'
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L11	S0°20'24"W	153.60'
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## CURVE TABLE

C1	R=40.00' L=63.00' D=90°14'45" Ch=S45°28'13"W 56.69'
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C3	R=40.00' L=27.04' D=38°43'39" Ch=N19°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

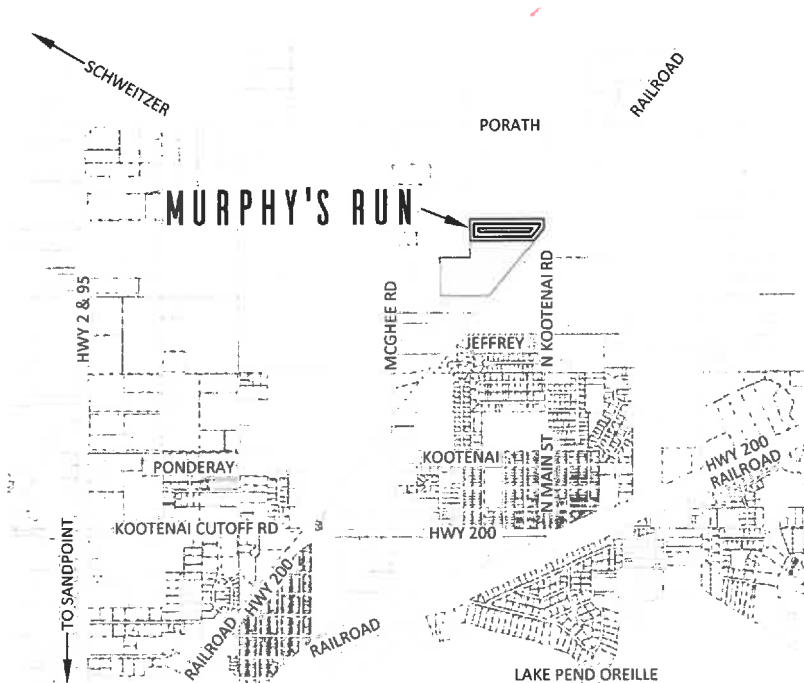
## RECORDER'S CERTIFICATE

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



## VICINITY MAP

NOT TO SCALE

## 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



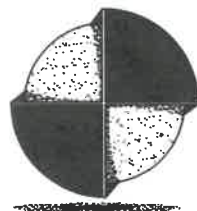
S-T-R  
01-57N-02W

CLIENT  
TRAVERS

DATE  
JULY, 2024

PROJECT  
23.050

PHONE  
208.696.2017



STEARNS  
SURVEYING

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SHEET 2 OF 2

### Mapcheck 1: LOT 1

#### Closure Summary

Precision, 1 part in: 488796.322'  
Error distance: 0.003'  
Error direction: S0°18'40"E  
Area: 2.50acres  
Square area: 108954.63  
Perimeter: 1326.110'

#### Point of Beginning

Easting: 11807.9352'  
Northing: -262.5173'

#### Side 1: Line

Direction: N0°20'50"E  
Angle: [-179°39'10"]  
Deflection angle: [0°20'50"]  
Distance: 362.430'  
Easting: 11810.1315'  
Northing: 99.9061'

#### Side 2: Line

Direction: S89°24'30"E  
Angle: [-89°45'20"]  
Deflection angle: [90°14'40"]  
Distance: 300.620'  
Easting: 12110.7355'  
Northing: 96.8018'

#### Side 3: Line

Direction: S0°20'50"W  
Angle: [-90°14'40"]  
Deflection angle: [89°45'20"]  
Distance: 362.440'  
Easting: 12108.5391'  
Northing: -265.6316'

#### Side 4: Line

Direction: N89°24'25"W  
Angle: [-89°45'15"]  
Deflection angle: [90°14'45"]  
Distance: 300.620'  
Easting: 11807.9352'  
Northing: -262.5200'

### Mapcheck 2: LOT 2

#### Closure Summary

Precision, 1 part in: 181978.501'  
Error distance: 0.007'  
Error direction: N0°35'32"E  
Area: 2.50acres  
Square area: 108954.63  
Perimeter: 1326.120'

#### Point of Beginning

Easting: 12190.7168'

Northing: -280.6906'  
Side 1: Line  
Direction: N0°20'50"E  
Angle: [-179°39'10"]  
Deflection angle: [0°20'50"]  
Distance: 362.440'  
Easting: 12192.9133'  
Northing: 81.7428'

#### Side 2: Line

Direction: S89°24'30"E  
Angle: [-89°45'20"]  
Deflection angle: [90°14'40"]  
Distance: 300.620'  
Easting: 12493.5172'  
Northing: 78.6385'

#### Side 3: Line

Direction: S0°20'50"W  
Angle: [-90°14'40"]  
Deflection angle: [89°45'20"]  
Distance: 362.440'  
Easting: 12491.3208'  
Northing: -283.7949'

#### Side 4: Line

Direction: N89°24'25"W  
Angle: [-89°45'15"]  
Deflection angle: [90°14'45"]  
Distance: 125.920'  
Easting: 12365.4076'  
Northing: -282.4915'

#### Side 5: Line

Direction: N89°24'25"W  
Angle: [180°00'00"]  
Deflection angle: [0°00'00"]  
Distance: 174.700'  
Easting: 12190.7169'  
Northing: -280.6833'

### Mapcheck 3: LOT 3

#### Closure Summary

Precision, 1 part in: 488803.694'  
Error distance: 0.003'  
Error direction: S0°18'40"E  
Area: 2.50acres  
Square area: 108957.63  
Perimeter: 1326.130'

#### Point of Beginning

Easting: 12575.9898'  
Northing: -265.0271'

#### Side 1: Line

Direction: N0°20'50"E



Angle: [-179°39'10"]  
Deflection angle: [0°20'50"]  
Distance: 362.440'  
Easting: 12578.1862'  
Northing: 97.4063'  
Side 2: Line  
Direction: S89°24'30"E  
Angle: [-89°45'20"]  
Deflection angle: [90°14'40"]  
Distance: 300.620'  
Easting: 12878.7902'  
Northing: 94.3020'  
Side 3: Line  
Direction: S0°20'50"W  
Angle: [-90°14'40"]  
Deflection angle: [89°45'20"]  
Distance: 362.450'  
Easting: 12876.5937'  
Northing: -268.1414'  
Side 4: Line  
Direction: N89°24'25"W  
Angle: [-89°45'15"]  
Deflection angle: [90°14'45"]  
Distance: 300.620'  
Easting: 12575.9898'  
Northing: -265.0298'

#### Mapcheck 4: LOT 4

##### Closure Summary

Precision, 1 part in: 156476.728'  
Error distance: 0.009'  
Error direction: S76°59'51"E  
Area: 2.50acres  
Square area: 108957.91  
Perimeter: 1346.920'

##### Point of Beginning

Easting: 13029.6000'  
Northing: -266.6165'

##### Side 1: Line

Direction: N0°20'50"E  
Angle: [-179°39'10"]  
Deflection angle: [0°20'50"]  
Distance: 362.450'  
Easting: 13031.7965'  
Northing: 95.8269'

##### Side 2: Line

Direction: S89°24'30"E  
Angle: [-89°45'20"]  
Deflection angle: [90°14'40"]  
Distance: 381.800'

Easting: 13413.5762'  
Northing: 91.8843'  
Side 3: Line  
Direction: S0°20'24"W  
Angle: [-90°15'06"]  
Deflection angle: [89°44'54"]  
Distance: 91.040'  
Easting: 13413.0359'  
Northing: 0.8459'  
Side 4: Line  
Direction: S39°04'03"W  
Angle: [-141°16'21"]  
Deflection angle: [38°43'39"]  
Distance: 346.690'  
Easting: 13194.5396'  
Northing: -268.3256'  
Side 5: Line  
Direction: N89°24'25"W  
Angle: [-128°28'28"]  
Deflection angle: [51°31'32"]  
Distance: 164.940'  
Easting: 13029.6084'  
Northing: -266.6184'

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

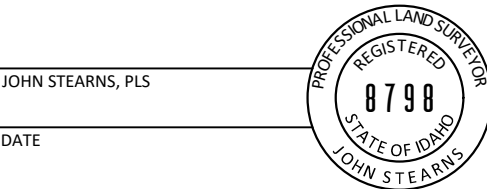
- R-16 SHARED DRIVEWAY EASEMENT AND AGREEMENT, INSTRUMENT NUMBER 994679, 2021  
R-17 RIGHT-OF-WAY EASEMENT, INSTRUMENT NUMBER 116780, 1968  
R-19 PIPER'S RUN, INSTRUMENT NUMBER 1006031, PLS 8798, STEARNS, 2022

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: N33°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°19'08"W 2620.21'

BASIS OF BEARINGS

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



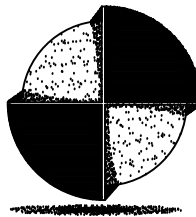
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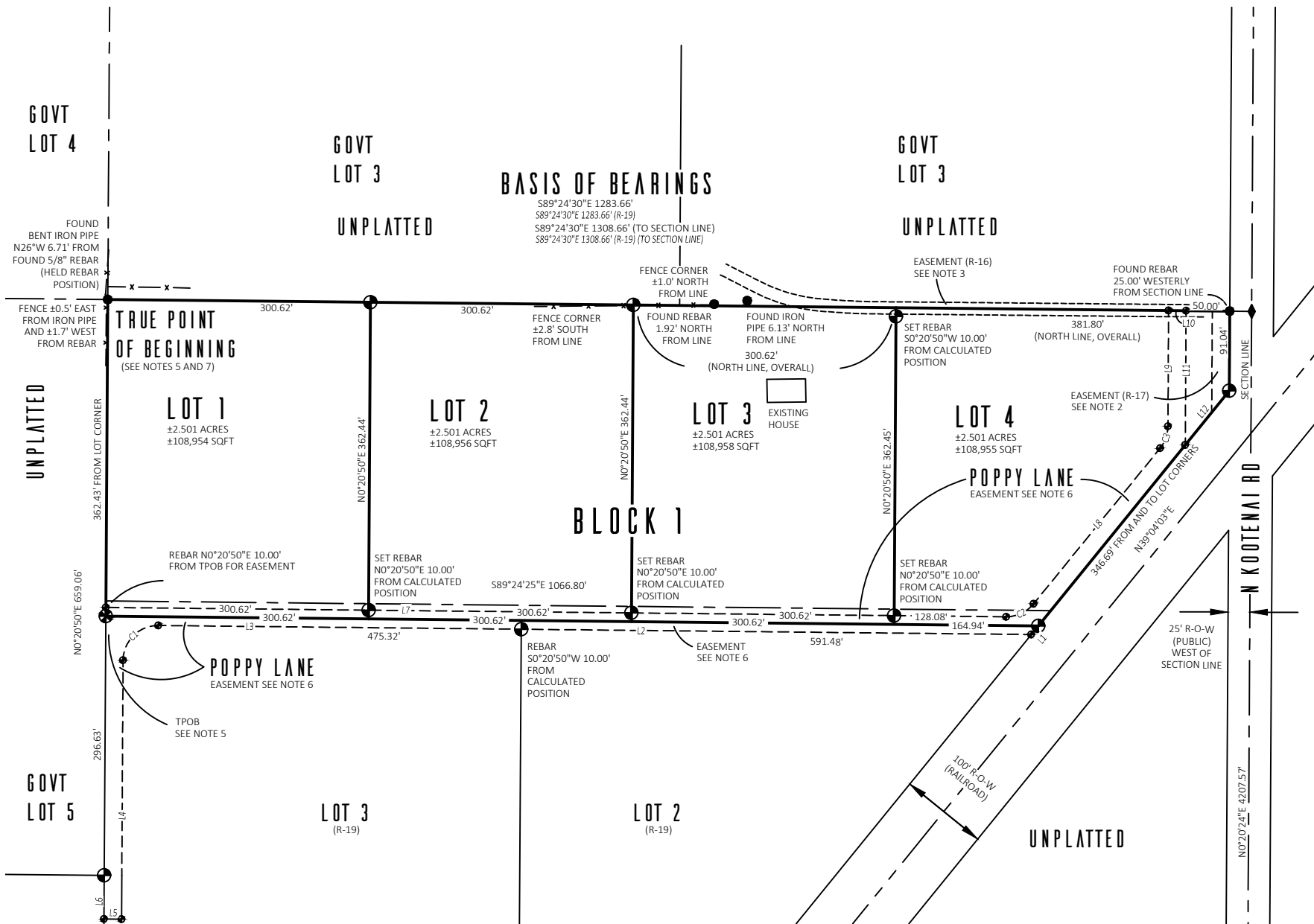
PHONE  
208.696.2017



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SURVEYING

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SHEET 1 OF 2



## OWNERS' CERTIFICATE

KNOWN 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: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOSHUA BRIAN TRAVERS

## 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	12.88'
L2	N89°24'25"W	583.49'
L3	N89°24'25"W	415.15'
L4	S0°20'50"W	296.37'
L5	N89°25'32"W	20.00'
L6	N0°20'50"E	49.92'
L7	S89°24'25"E	1029.94'
L8	N39°04'03"E	229.50'
L9	N0°20'24"E	132.61'
L10	S89°24'30"E	20.00'
L11	S0°20'24"W	153.60'
L12	N39°04'03"E	79.66'

## CURVE TABLE

C1	R=40.00' L=63.00' D=90°14'45" Ch=S45°28'13"W 56.69'
C2	R=40.00' L=35.97' D=51°31'32" Ch=N64°49'49"E 34.77'
C3	R=40.00' L=27.04' D=38°43'39" Ch=N19°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

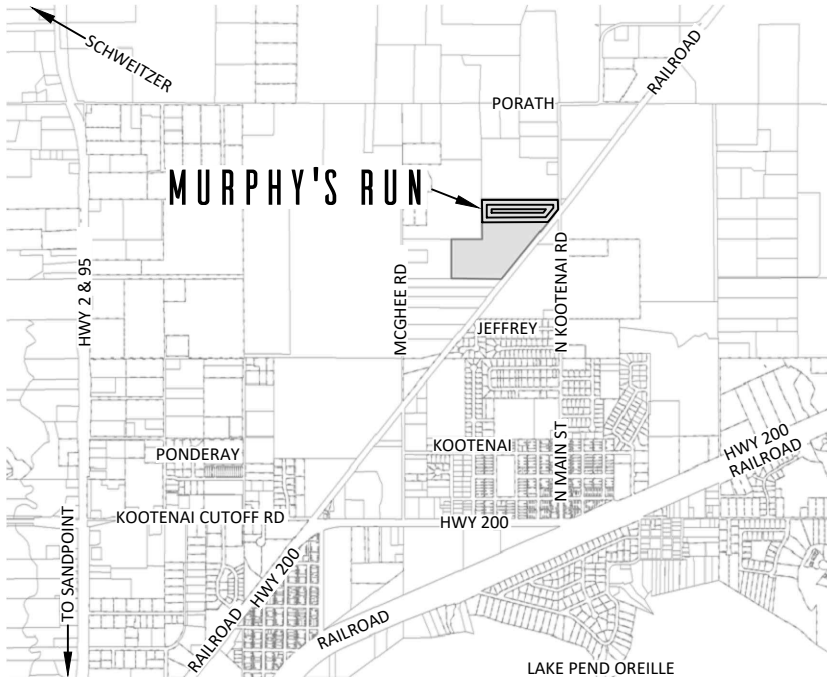
## RECORDER'S CERTIFICATE

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



## VICINITY MAP

NOT TO SCALE

## SURVEYOR'S CERTIFICATE

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\_\_\_\_\_  
JOHN STEARNS, PLS

\_\_\_\_\_  
DATE



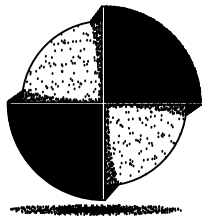
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SHEET 2 OF 2