







**SPP-24-6**

Subdivision Preliminary  
Plat Application  
Status: Active  
Submitted On: 9/12/2024

**Primary Location**

**Owner**

**Applicant**

 Matt Baker  
 208-380-9871  
 matt.baker@sunrise-  
eng.com  
 600 E Oak St  
Pocatello, Id 83201

**Owner/Developer Information**

Are the Owner and Developer the same?

☒

**Owner Name\***

Tanner Purser

**Street Address\***

14386 Attleboro Dr

**City\***

Herriman

**State\***

Utah

**Zip Code\***

84096

**Phone Number\***

801.696.9802

**Email\***

tannerpurser@gmail.com

## Site Information

**Proposed Subdivision Name\***

Purser Acres Subdivision

**Parcel Number(s) \***

RPR 4227002007

**Proposed Number of Lots\***

3

**Concept Plan Approval Date\***

08/21/2024

**Quarter\***

SW &amp; NW

**Section\***

9

**Township\***

9S

**Range\***

38E

**Total acreage of parcel(s)?\***

16.33

**Zoning of parcel(s)?\***

Recreational District

**Drainage and natural features of the site (topography, slope, creeks, streams, etc.) \***

Steep slopes with some flatter areas

**Existing deed restrictions, easements, and rights-of ways\***

Depicted on Plat, There is a 50' wide access easement along the East boundary line and it has been widened to 60' per Bannock County Request

**Does the proposed subdivision have any existing well, septic, or structures? \* ?**

None

## Engineer/Planner/Surveyor Information

Engineer/Planner/Surveyor Name\*

Matt Baker

Phone Number\*

208.380.9871

Email \*

matt.baker@sunrise-eng.com

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## Preliminary Plat Information

**1. The Preliminary Plat is in conformance with the Bannock County P&D Council's approved Concept Plan, all applicable provisions of this Ordinance, other County Codes and Ordinances, and Idaho Code. \***

Yes, except the cul-de-sac, due to the number of lots. The turn around will be built on the lots themselves

**2. The street plan for the proposed subdivision will permit its development in accordance with this code. \***

Just private drive ways

**3. Street plan for proposed subdivision will permit development of adjoining land by providing access to that land by right-of-way dedicated to the County, or a developed street to property boundary. \***

There is no road being constructed to access adjacent parcels

**4. Lot lines and roads relate to land shapes and existing development. \***

Yes

## Acknowledgement

I hereby acknowledge that I have read this application and state that the information on this application is correct to the best of my knowledge. \*



Electronic Signature [Typed Name of Applicant]\*

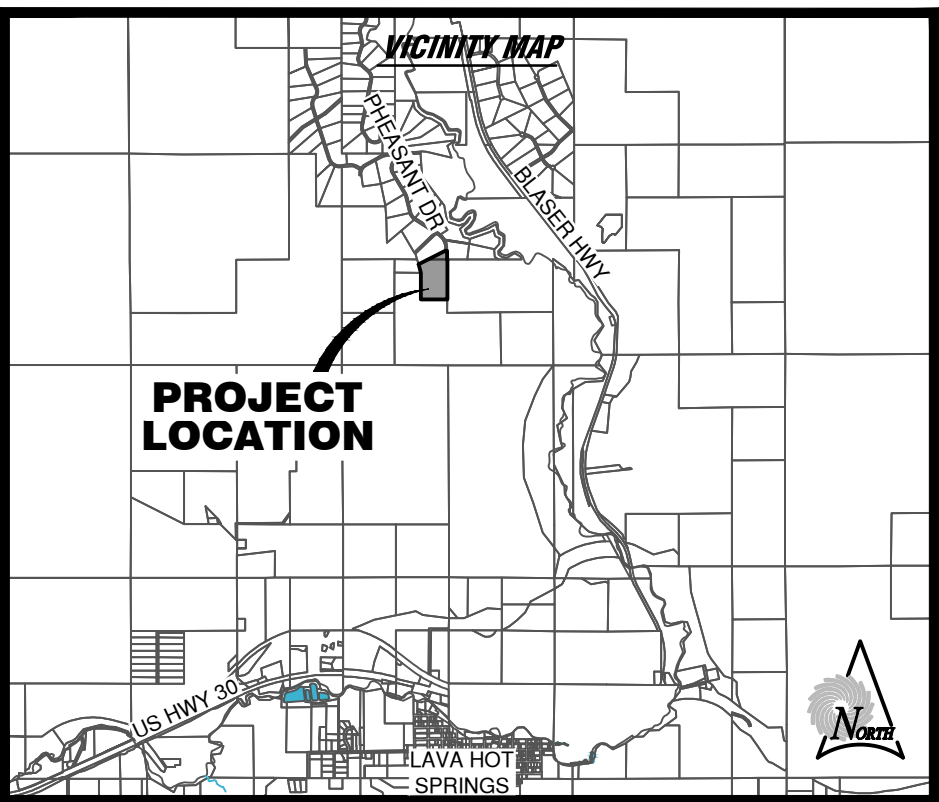
Matt Baker

Date of Signature\*







09/10/2024



LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 9  
SOUTH, RANGE 38 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



### LEGEND

- |   |  |
|---|--|
|  | FOUND 1/4 CORNER AS NOTED  |
|  | FOUND 1/16 CORNER AS NOTED                                       |
|  | FOUND 5/8 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED "PLS 9169" |
|  | FOUND 1/2 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 9169"         |
|  | SET 5/8 BY 24 INCH REBAR WITH ALUMINUM CAP STAMPED "LS 13023"    |
|  | SET 1/2 BY 24 INCH REBAR WITH PLASTIC CAP STAMPED "LS 13023"     |

**5 BLOCK 1** SUBDIVISION LOT/BLOCK NUMBER

LOT 1/BLOCK 1 EXISTING SUBDIVISION LOT/BLOCK NUMBER

SUBDIVISION BOUNDARY LINE

SUBDIVISION LOT LINES

STREET CENTERLINE

## SECTION LINES

### ADJACENT PROPERTY LINES

NEW EASEMENT SIDELINE

EXISTING 50' WIDE ACCESS EASEMENT SIDELINE, SEE  
RECORD OF SURVEY INST. NO. 22005203

(-P1) RECORD INFORMATION PER INDIAN FALLS RECREATION  
DEVELOPMENT - PHASE 2 (INST. NO. 20915791)

(-S1) RECORD INFORMATION PER RECORD OF SURVEY FOR  
KELDON & BECKY BOREN (INST. NO. 22005203)

## ***BASIS OF BEARING***

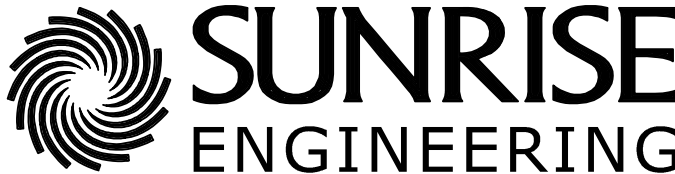
THE LATITUDINAL CENTER LINE OF SECTION 9 WAS ASSUMED N 89°52'13" E BETWEEN THE CENTER-WEST 1/16 AND CENTER 1/4 CORNERS PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

**COUNTY RECORDER'S CERTIFICATE**

PRELIMINARY PLAT FOR:

## PURSER ACRES SUBDIVISION

LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF  
SECTION 9, TOWNSHIP 9 SOUTH, RANGE 38 EAST, BOISE  
MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: MSB, RTS	
1.	OFFICE WORK BY: MSB, MLM	
2.	DATE: September 13, 2024	
DRAWING: P:\Purser, Tanner\10368-Parcel #RPR4227002007 - Subdivision Plat\SURVEY\CAD\Purser Base.dwg		
SCALE: 1 INCH = 100 FEET	PROJECT NO: 10368	SHEET 1 OF 2