

IN THE MATTER OF

Encroachment Permit Application No.  
L96S0884G

Long Bridge Land Holding, LLC

Agency Case. PH-2024-NAV-20-003

OAH Case No. 24-320-10

The Idaho Transportation Department (ITD), by and through its counsel of record, and in accordance with the *Second Scheduling Order* issued January 23, 2025, submits the following Right-of-Way Exhibit (ITD-5) to document recent survey of the US-95 Right-of-Way line along the west side of US-95 from Lakeshore Drive north to Artificial High Water Mark.

The Long Bridge Land Holding, LLC has made retaining wall improvements on the Applicants Bonner County Parcel RP0023401002B0A. This exhibit depicts improvements that fall within the US-95 Right-of-Way.

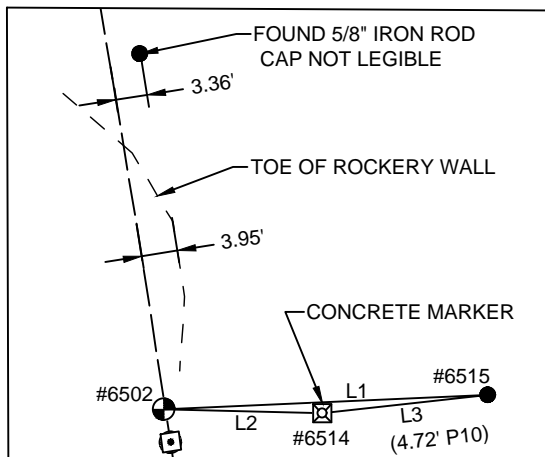
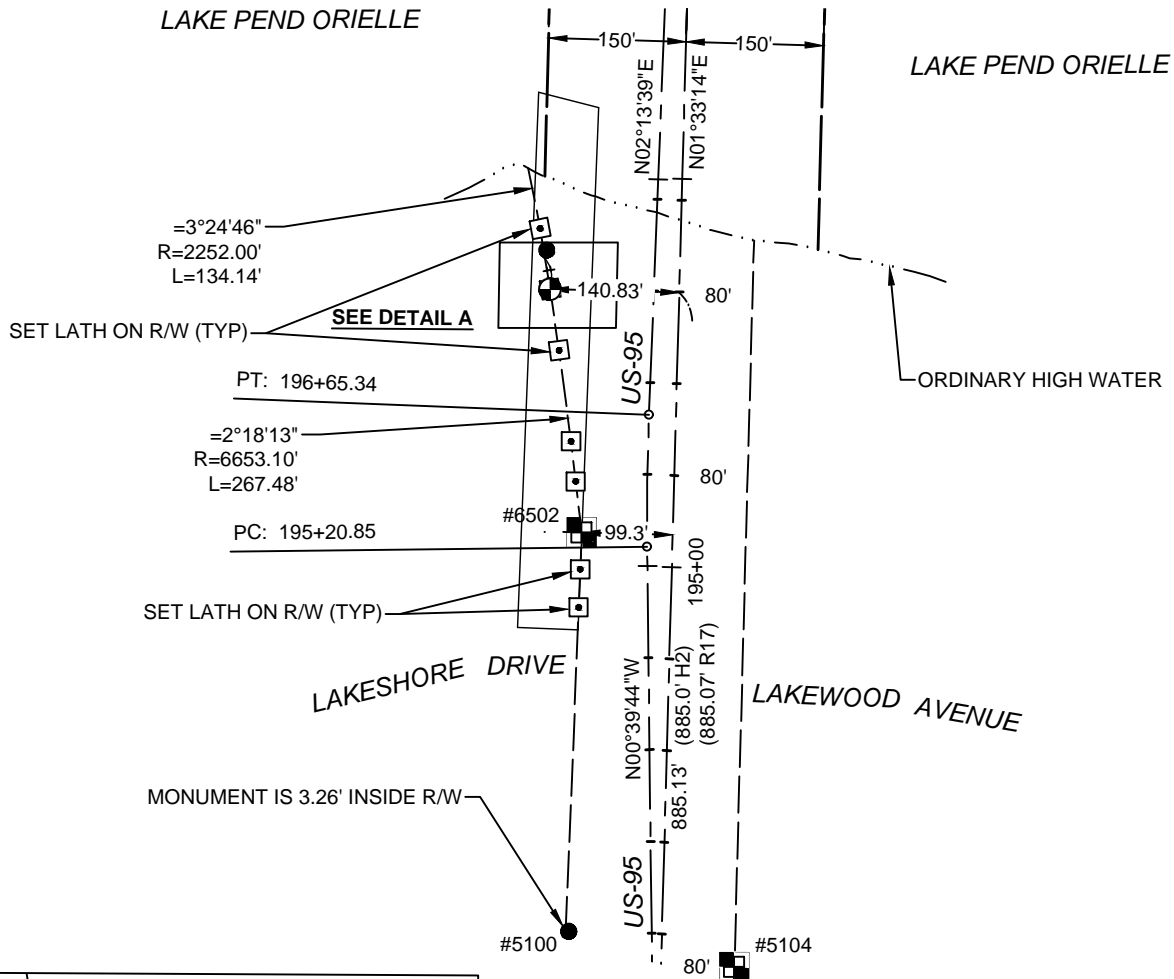




During the construction of these improvements soil and sub-base materials were placed into the ITD Right-of-Way that covered highway right-of-way and parcel corner survey monuments. Preservation of survey monuments are critical to highway right-of-way survey control network and highway construction.

## EXHIBIT MAP

LOCATED IN SECTIONS 2, 3, 10, 15, & 16, T. 56 N., R. 2 W., &  
SECTION 35, T. 57 N., R. 2 W., B.M., BONNER COUNTY, IDAHO



**DETAIL A**  
**SCALE: 1" = 20'**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N87°25'52"E	8.84'
L2	S88°32'25"E	4.32'
L3	N83°35'46"E	4.54'



**DAVID EVANS  
AND ASSOCIATES INC.**

663 W Canfield Avenue  
Coeur d'Alene, ID, 83815  
Phone: 208.762.2200

IDAHO TRANSPORTATION DEPARTMENT  
RIGHT OF WAY EXHIBIT

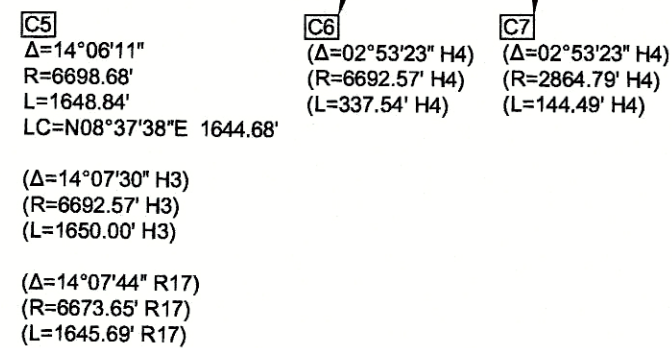
PROJECT  
SCALE: 1"=100'

12/5/2024  
PAGE 1 OF 1

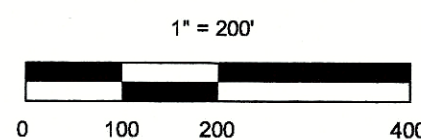


LOCATED IN SECTIONS 2, 3, 10, 15, & 16, T. 56 N., R. 2 W., &  
SECTION 35, T. 57 N., R. 2 W., B.M., BONNER COUNTY, IDAHO

LOCATED IN SECTIONS 2, 3, 10, 15, & 16, T. 56 N., R. 2 W., &  
SECTION 35, T. 57 N., R. 2 W., B.M., BONNER COUNTY, IDAHO

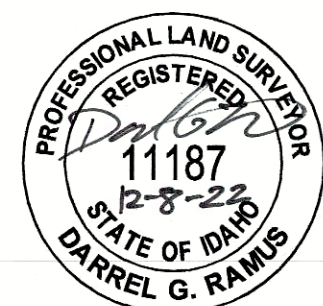


D:\pr 12/05/22 1:24pm - P:\H\HRKS00000010\0400CAD\SV\BASES\SV-RS-X-HRKS00000010.dwg



## SURVEY NOTES

1. MONUMENT #6502 WAS FOUND AND ACCEPTED THIS SURVEY, BEING A RIGHT OF WAY MONUMENT REPRESENTING THE PCC PER (H1). THIS MONUMENT IS STILL ON THE RIGHT OF WAY ACCORDING TO SUBSEQUENT HIGHWAY PLANS (H2) & (H3). IN DETAIL A, INSIDE THE RIGHT OF WAY THERE IS ALSO THE PROJECT MARKER FOR (H1) AND #6515 WHICH WAS SET PER (P10). #6515 WAS SET ERRONEOUSLY BY HOLDING THE PROJECT MARKER AS THE RIGHT OF WAY MONUMENT IN (P10). SUBSEQUENT SURVEYS (P13) AND (R18) ALSO FOUND AND HELD THE PROJECT MARKER. #6515 WAS SET AT THE PERCEIVED ANGLE POINT OF (D1) AND (D2) AND THEY WERE REFERENCED ON (P10). SEE NOTE 7 FOR INFORMATION ABOUT THE RIGHT OF WAY DEEDS IN CONFLICT WITH THE PLANS AND FIELD EVIDENCE.
2. EXTENDED THE RIGHT OF WAY LINE NORTH OF #6502 PER (H1), WHICH IDENTIFIES THIS ANGLE POINT AS A PCC ON (H1), UNTIL IT TERMINATES AT THE "NATURAL HIGH WATER LINE" PER (E1). THIS RECORD RIGHT OF WAY LINE WAS HELD OVER (D1) & (D2). SEE NOTE 7 FOR INFORMATION ABOUT THE RIGHT OF WAY DEEDS IN CONFLICT WITH THE PLANS AND FIELD EVIDENCE.
3. ITD ACQUIRED EASEMENT RIGHTS FOR LONG BRIDGE PER (E1). THE (E1) METES AND BOUNDS DESCRIPTION DID NOT CLOSE. THIS SURVEY HELD THE 150° RIGHT OF WAY ON EACH SIDE OF THE ORIGINAL ALIGNMENT AS SHOWN ON (H4).
4. "NATURAL HIGHWATER LINE" STATED IN (E1) IS WHERE THE RIGHT OF WAY FOR US-95 TERMINATES ON THE SOUTHERN SHORE OF LAKE PEND ORELLE. THIS LINWORK SHOWN WAS NOT SURVEYED, IT WAS DRAWN IN FROM (P1).
5. (H4) BEGINS AT STATION 186+50. THIS IS THE CURRENT HIGHWAY ALIGNMENT APPROACHING THE BRIDGE. RECORD DISTANCE AND CURVE DATA WAS HELD AND ROTATED onto CORRECTED HIGHWAY ALIGNMENT (H2). THERE WERE NO TIED OR SET MONUMENTS PER (H4) FOR THE ALIGNMENT TO BE ADJUSTED TO. ALSO OF NOTE IS THE BEARINGS FOR (H4) ALIGNMENT AND (H2) ALIGNMENT ARE NOT PARALLEL PER THE PLANS, AND THUS NOT ABLE TO BE SHOWN AS PARALLEL ON THIS RECORD OF SURVEY. THE (H4) ALIGNMENT WAS INSIDE THE RECORD RIGHT OF WAY AND NO NEW PROPERTY TAKES WERE ACQUIRED DURING THOSE (H4) PLANS.
6. TWO MONUMENTS (#5100 AND #5101) FOUND THIS SURVEY ARE INSIDE THE RIGHT OF WAY. THESE MONUMENTS WERE SET ON (R11) AND (R14) HOLDING ONE RIGHT OF WAY MONUMENT AND "CURBS OF THE BRIDGE" TO ESTABLISH THE CENTERLINE.
7. THE RECORD RIGHT OF WAY LINE IS IN CONFLICT WITH (D1) AND (D2), HOLDING #6502 AND ROTATING (H1). THE RECORD RIGHT OF WAY LANDS ON #6503. THE PLANS SHOW A CHORD WHEN THE RECORD RIGHT OF WAY IS A CURVE, AND THE PLANS HOLD THIS MONUMENT (#6503) AS THE ANGLE POINT IN THE RIGHT OF WAY. THIS ANGLE POINT IS IN CONFLICT WITH (D1) AND (D2), HOWEVER (D1) AND (D2) ARE IN CONFLICT WITH EACH OTHER OVER THEIR ACQUISITION OF THE SAME LOT 1 FROM (P1). WITH THE DEEDS CONFLICTING, THE RECORD RIGHT OF WAY FROM THE PLANS WITH THE FOUND FIELD EVIDENCE WAS HELD TO ESTABLISH THE WEST RIGHT OF WAY LINE UNTIL ITS TERMINUS AT THE "NATURAL HIGH WATER" LINE PER (E1).



**DAVID EVANS  
AND ASSOCIATES INC.**  
663 W Canfield Avenue  
Coeur d'Alene, ID, 83815  
Phone: 208.762.2200

FILE NAME: SV-RS-HRKS00000010  
PROJECT NUMBER: HRKS00000010  
DRAFTED BY: CEH  
CHECKED BY: DGR



RECORD OF SURVEY
FOR IDAHO TRANSPORTATION DEPARTMENT

LOCATED IN SECTIONS 2, 3, 10, 15, & 16, T. 56 N., R. 2 W., &
SECTION 35, T. 57 N., R. 2 W., B.M., KOOTENAI COUNTY, IDAHO

Table with 6 columns: POINT NO., NEW ALIGNMENT (STATION (RAW), OFFSET (RAW)), F-5116 (14) (STATION, OFFSET), and DESCRIPTION. It contains 58 rows of survey data points and descriptions.

D:\p12\05\22\1:53pm - P:\H\HRKS00000010\0400CAD\SVBASE\SV\RS-X-HRKS00000010.dwg



FILE NAME: SV-RS-HRKS00000010
PROJECT NUMBER: HRKS00000010
DRAFTED BY: CEH
CHECKED BY: DGR



DAVID EVANS
AND ASSOCIATES INC.

663 W Canfield Avenue
Coeur d'Alene, ID, 83815
Phone: 208.762.2200



RECORD OF SURVEY  
FOR IDAHO TRANSPORTATION DEPARTMENT

LOCATED IN SECTIONS 2, 3, 10, 15, & 16, T. 56 N., R. 2 W., &  
SECTION 35, T. 57 N., R. 2 W., B.M., KOOTENAI COUNTY, IDAHO

HRKS00000010/KN23121 PROJECT MONUMENT TABLE					
POINT NO.	NEW ALIGNMENT		F-5116 (14)		DESCRIPTION
	STATION (RAW)	OFFSET (RAW)	STATION	OFFSET	
5129	44+13.47	127.11 RIGHT	N/A	N/A	FOUND 5/8" REBAR, DAMAGED CAP
5130	45+08.47	294.13 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "PROVOLT 7879"
5131	45+86.41	523.64 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "DUFFNER 9905"
5132	45+82.20	526.38 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "MARSHALL 7046"
5133	45+72.42	511.39 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "DUFFNER 9905"
5134	45+34.19	452.71 RIGHT	N/A	N/A	FOUND 1-1/2" ALUMNUM CAP "MWD 9905"
5135	44+94.77	392.19 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "MARSHALL 7046"
5136	44+20.23	277.87 RIGHT	N/A	N/A	FOUND 1-1/2" ALUMNUM CAP "MWD 9905"
5137	44+00.08	245.77 RIGHT	N/A	N/A	FOUND 3/4" REBAR, NO CAP
5138	43+39.92	105.87 RIGHT	N/A	N/A	FOUND 3/4" REBAR, NO CAP
5139	43+44.83	104.72 RIGHT	N/A	N/A	FOUND 5/8" REBAR, NO CAP
5140	43+00.89	75.00 RIGHT	N/A	N/A	FOUND 1-1/2" ALUMNUM CAP "MWD 9905"
5500	141+16.00	206.44 LEFT	N/A	N/A	FOUND 5/8" REBAR W/ YPC IN PIPE "KIEBERT PLS 974"
5501	141+24.26	181.81 LEFT	N/A	N/A	3-1/2" BRASS CAP IN CONCRETE "IDAHO STATE RIGHT OF WAY"
6001	38+45.21	75.07 LEFT	N/A	N/A	FOUND 1/2" REBAR W/ YPC "KIEBERT PLS 974"
6002	37+80.32	175.05 LEFT	N/A	N/A	FOUND 1/2" REBAR W/ YPC "KIEBERT PLS 974"
6003	N/A	N/A	N/A	N/A	FOUND 1-1/2" IRON PIPE
6004	38+55.50	175.12 LEFT	N/A	N/A	FOUND 1/2" REBAR, NO CAP
6005	39+20.31	75.21 LEFT	N/A	N/A	FOUND 1/2" REBAR W/ YPC "KIEBERT PLS 974"
6012	78+44.98	824.13 LEFT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "KIEBERT PLS 974"
6501	N/A	N/A	N/A	N/A	FOUND 3-1/4" ALUMNUM CAP "PROFESSIONAL CONSULTANTS INC. LS 813 1984"
6502	197+99.34	140.83	198+11.6 (WPSO 194)	40.00 LEFT (WPSO 194)	FOUND 3-1/2" BRASS CAP IN CONCRETE "STATE OF IDAHO DEPARTMENT OF PUBLIC WORKS BOUNDARY STATE RIGHT OF WAY RPPT 40CL 198+11.6"
6503	195+35.13	99.29 LEFT	N/A	99.3 LEFT	FOUND BROKEN CONCRETE RIGHT OF WAY MONUMENT
6504	N/A	N/A	N/A	N/A	FOUND 3-1/4" ALUMINUM CAP "PROFESSIONAL CONSULTANTS INC. LS 813 1984"
6506	N/A	N/A	N/A	N/A	FOUND 3-1/4" ALUMINUM CAP "PROFESSIONAL CONSULTANTS INC. LS 813 1984"
6507	N/A	N/A	N/A	N/A	FOUND 5/8" REBAR W/ YPC "T. GLAHE PLS 14879"
6508	81+48.52	476.05 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "D.R. MEIGS ID PLS 5576"
6509	89+99.00	156.94 RIGHT	90+00	157.63 RIGHT	FOUND 3-1/2" BRASS CAP IN CONCRETE "IDAHO STATE HIGHWAY RIGHT OF WAY 90+00 RW157.63"
6511	93+05.76	85.48 RIGHT	93+50 (WPSO 194)	80.00 RIGHT (WPSO 194)	FOUND 3-1/2" BRASS CAP IN CONCRETE "STATE OF IDAHO DEPARTMENT OF PUBLIC WORKS BOUNDARY STATE RIGHT OF WAY RW80 93+50"
6512	93+03.47	78.91 RIGHT	93+04.9	80.00 RIGHT	FOUND 3-1/2" BRASS CAP IN CONCRETE "IDAHO STATE HIGHWAY RIGHT OF WAY 93+04.9 RW80"
6513	N/A	N/A	N/A	N/A	FOUND 3-1/4" ALUMINUM CAP "PROFESSIONAL CONSULTANTS INC. LS 813 1984"
6515	197+99.98	132.01 LEFT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "TUCKER PE 1947"
6516	N/A	N/A	N/A	N/A	FOUND 2" ALUMINUM CAP "R.G. BRISTOL 2004 ID PLS 882", BENT, SHOT P.O.E.
6517	N/A	N/A	N/A	N/A	FOUND 2-1/2" ALUMINUM CAP "2017 PLS 9905"
6518	N/A	N/A	N/A	N/A	FOUND 3-1/4" ALUMINUM CAP "PROFESSIONAL CONSULTANTS INC. LS 813 1984"
6519	N/A	N/A	N/A	N/A	FOUND 3/4" PIPE
6523	137+60.92	204.71 LEFT	137+64.4	205.00 LEFT	FOUND 3-1/2" BRASS CAP IN CONCRETE "IDAHO STATE HIGHWAY RIGHT OF WAY RPPC 137+64.4 RW205"
6524	88+98.34	99.93 LEFT	89+00	100.00 LEFT	FOUND 3-1/2" BRASS CAP IN CONCRETE "IDAHO STATE HIGHWAY RIGHT OF WAY RPPC 89+00 RW100"
7000	34+96.11	6.61 LEFT	N/A	N/A	CALC 1/4 COR FROM RPs, NOTHING FOUND OR SET
7001	37+73.70	185.39 LEFT	N/A	N/A	1/2" REBAR W/ YPC "KIEBERT PLS 974"
7002	N/A	N/A	N/A	N/A	CALCULATED 1/4 CORNER PER CP&F RECORD FILED SEPT. 25, 1984
9017	162+97.28	523.77 RIGHT	N/A	N/A	FOUND 3-1/4" BRASS CAP IN CONCRETE, CAP BROKEN IN HALF, ILLEGIBLE, W/ STAMPED "X"
9018	163+17.43	662.52 RIGHT	N/A	N/A	FOUND 1" IRON PIPE
9019	161+82.36	112.21 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "GLAHE PLS 14879"
9020	171+15.95	80.73 RIGHT	N/A	80.00 RIGHT	FOUND 3-1/4" BRASS CAP IN CONCRETE, "IDAHO STATE HIGHWAY RIGHT OF WAY"
9021	171+36.63	129.81 RIGHT	N/A	N/A	FOUND 1" IRON PIPE
9022	170+87.92	144.85 RIGHT	N/A	N/A	FOUND 1" IRON PIPE, DISTURBED, LAYING UNDER TREE STUMP
9023	166+19.65	293.49 RIGHT	N/A	N/A	FOUND 1" IRON PIPE
9024	172+08.79	263.85 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "PROVOLT PLS 7879"
9025	174+62.35	84.98 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "PROVOLT PLS 7879"
9026	174+61.40	80.53 RIGHT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "PROVOLT PLS 7879"
9027	162+46.60	80.53 LEFT	N/A	N/A	FOUND 5/8" REBAR W/ YPC "BRISTOL 882"
9028	185+16.36	110.59 LEFT	N/A	N/A	FOUND 5/8" REBAR W/ YPC, ILLEGIBLE
9400	124+67.23	80.00 RIGHT	N/A	N/A	SET 5/8" REBAR W/ RPC "DEA CONTROL" AS REFERENCE MONUMENT
9402	139+71.90	86.62 LEFT	N/A	N/A	SET 5/8" REBAR W/ RPC "DEA CONTROL" AS REFERENCE MONUMENT
9410	94+49.70	80.12 RIGHT	N/A	N/A	FOUND 5/8" REBER W/ YPC "PROVOLT PLS 7879
9500	23+89.54	75.00 RIGHT	23+90.0	75.00 RIGHT	SET 3 INCH ALUMNUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 23+89.54 75.0 RT PLS11187 2022"
9501	80+61.10	100.00 RIGHT	N/A	100.00 RIGHT	SET 3 INCH ALUMNUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 80+61.10 100.0 RT PLS11187 2022"
9502	81+98.76	140.00 LEFT	82+00	140.00 LEFT	SET 3 INCH ALUMNUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 81+98.75 140.0 LT PLS11187 2022"
9503	84+92.16	140.00 LEFT	84+93.4	140.00 LEFT	SET 3 INCH ALUMNUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 84+92.16 140.0 LT PLS11187 2022"
9504	100+87.10	80.00 RIGHT	100+90.1	80.00 RIGHT	SET 3 INCH ALUMNUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 100+87.10 80.0 RT PLS11187 2022"
9505	106+72.09	80.00 RIGHT	106+75.1	80.00 RIGHT	SET 3 INCH ALUMNUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 106+72.09 80.0 RT PLS11187 2022"
9506	124+57.25	80.00 RIGHT	124+60.1	80.00 RIGHT	CALCULATED POINT, DID NOT SET DUE TO
9507	139+64.27	80.00 LEFT	N/A	N/A	CALCULATED POINT, DID NOT SET DUE TO
9508	141+14.20	205.00 LEFT	N/A	N/A	SET 3 INCH ALUMINUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 141+14.20 205.0 LT PLS11187 2022"
9509	186+50.00	80.00 RIGHT	186+50	80.00 RIGHT	SET 3 INCH ALUMINUM CAP IN CONCRETE "IDAHO TRANS. DEPT. R/W MONUMENT STA 186+50.0 80.0 RT PLS11187 2022"



FILE NAME: SV-RS-HRKS00000010  
PROJECT NUMBER: HRKS00000010  
DRAFTED BY: CEH  
CHECKED BY: DGR



DAVID EVANS  
AND ASSOCIATES INC.

663 W Canfield Avenue  
Coeur d'Alene, ID, 83815  
Phone: 208.762.2200

D:\p\120522 1:55pm - P\H\HRKS00000010\0400CAD\SVBASE\SV-RS-X-HRKS00000010.dwg