

# 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

---

To: Ronald and Nicole Church

From: Kyle Snider, Planner

Date: July 7, 2025

**Subject: Blue-line review for MLD0032-25: Church Acres**

Attached are comments from various agencies that have completed the preliminary review of the referenced plat.

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov).

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Truxton Glahe, Glahe & Associated, Inc.**

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.

# 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 Review Routing Form

Plat Name: <b>Church Acres</b>		File No: <b>MLD0032-25</b>
Received by: Daniel Britt, Planner	Received from: Truxton Glahe	Date Received: 05/13/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
X	06/30/2025	KS	Bonner County Planning Department
Comment	6/3/25	AD	Assessor's Office
Comment	5-28-25	MM	Bonner County Road & Bridge Department
X	5/28/2025	MC	GIS Department
Review Complete	6/05/2025	GD	County Surveyor



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)

Website: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0032-25 **DATE OF REPORT:** 7/7/2025  
**APPLICANT:** Ronald Church **PARCEL #:** RP56N01W203152A  
**SUBDIVISION NAME/LOTS:** Church Acres

#### SUMMARY OF PROPOSAL:

Divide one (1) ≈10.00-acre parcel into one (1) 5.02-acre lot and one (1) 5.01-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. Please submit a site plan showing existing structures and distances to the proposed lot lines.
4. Per BCRC 12-646 (C): Show the "initial point" and description thereof.
5. Per BCRC 12-646 (D): Show the status of the adjoining property to the North.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?**    **5-acres**    **Rural 5 (R-5)**  
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  
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: **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 Rural 5 (R-5).
3. The proposed lots are accessed off Pipsissewa Place, a privately owned and privately maintained easement.
4. The proposed lots are served by individual well for water, individual septic for sewage, Northern Lights, Inc. for power, and Sagle Fire District.
5. The proposed lots are within SFHA Zone D per FIRM Panel Number 16017C0975E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do not contain frontage on any lake/river/stream.
8. The proposed lots do contain mapped wetlands. (NWI)

## **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

# 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 Review Letter

---

July 7, 2025

Truxton Glahe  
Glahe & Associated, Inc.  
303 Church Street  
Sandpoint, ID 83860

**SUBJECT: MLD0032-25: Church Acres**

Dear Truxton,

**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
    - Parcel is within SFHA Zone D per FIRM Panel Number 16017C0975E 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

June 3, 2025

Bonner County Planning Dept  
CHURCH ACRES  
MLD0032-25  
SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST  
RP56N01W203152A

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.

Owner's certificate missing "as community property with right of survivorship"

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto: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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, May 28, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – CHURCH ACRES (MLD0032-25)**  
**SECTION 20, TOWNSHIP 56N, RANGE 1W**

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,

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>





# Summary of comments: MLD0032-25 Blueline Plat.pdf

---

Page:1

---



Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-06-30 11:36:53

---

Show status of Northern property.



Number: 2 Author: Matt Mulder Date: 2025-05-28 12:45:23

---

Change the Pipsissewa Place label to match the same font and size as Sagle Rd and Grouse Mountain Rd to make it more prominent and easier to pick out at a glance. Also label it clearly as (PRIVATE) to match the other roads.



Number: 3 Author: Kyle Snider Subject: Highlight Date: 2025-06-30 10:49:27

---

Show initial point and description thereof.



Number: 4 Author: Kyle Snider Subject: Highlight Date: 2025-06-30 11:42:22

---

FIRM panel Number is 16017C0975E

CHURCH ACRES

LYING IN A PORTION OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 56 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT RONALD S CHURCH AND NICOLE K CHURCH, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "CHURCH ACRES" BEING A PORTION OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30' INGRESS & EGRESS EASEMENT, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1 & 2 OF THIS PLAT.

RONALD S CHURCH \_\_\_\_\_ DATE \_\_\_\_\_

NICOLE K CHURCH \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CHURCH ACRES" AND CHECKED THE REPEAT 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 \_\_\_\_\_, 2025.

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

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.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PLANNING DIRECTOR \_\_\_\_\_

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER \_\_\_\_\_

RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY

\$ \_\_\_\_\_ FEE

PLACE RECORDING LABEL HERE

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RONALD S CHURCH, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NICOLE K CHURCH, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 \_\_\_\_\_

DATE \_\_\_\_\_



1/4	Section	Range	TOWNSHIP	56	1	W	BOISE MERIDIAN	IDAHO
20	N	W						
PROJECT # 25-079 CHURCH DRAWING NAME: 25-079 Church BLD-TOL								
DATE: 5/12/2025								

CHURCH ACRES	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 300 Church Street Sandpoint, Idaho 83864 208-865-4474	Date: N/A Checked By: TLAG Drawn By: TLAG Sheet: 2 of 2



# HIGHLAND SURVEYING

June 5, 2025

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

Re: Plat Review – MLD0032-25 Church Acres

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Enter CAF into Basis of Bearings Statement
- 2) See markups for comments
- 3) N  $\frac{1}{4}$  corner shows a hollow symbol, typical for monument not observed, but a) there's a distance (although no bearing) shown to it presumably used to establish NE corner of land being platted and b) monument is used for Basis of Bearings.
- 4) In County Surveyor's Certificate, change "replat" to "plat".

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Grant Dorman', with a stylized, flowing script.

Grant Dorman, PLS

## INVOICE

Highland Surveying LLC

6811 Main St

Ste C

Bonnors Ferry, ID 83805-0432

info@highlandsurveying.net

+1 (208) 267-2080

# HIGHLAND SURVEYING

### 316 Bonner County Planning Department:316-01 Plat Review

#### Bill to

316 Bonner County Planning Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

#### Ship to

316 Bonner County Planning Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

#### Invoice details

Invoice no.: 1031

Terms: Net 30

Invoice date: 06/05/2025

Due date: 07/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Bonner County Surveyor Review</b>	MLD0032-25 Church Acres	1	\$265.00	\$265.00
2.	<b>Copies &amp; Recording Fees</b>		1	\$43.14	\$43.14

**Total** **\$308.14**

### Ways to pay



Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

Billing Address:

P.O. Box 432

Moyie Springs, ID 83845

[View and pay](#)

MLD 0032-25 Church Acres

Date:

6/05/25

File:

## Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	#1
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	✓
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#2
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	#3
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	✓
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	-
<b>Plats Only 50-13</b>		
50-1303	Centerline Monuments with description	✓
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	-
50-1304(2h)	Reference or Show easements	✓
50-1304(2i)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	✓
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerk	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	-
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	#4
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	-
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	-
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	-
55-1504(c(ii))	Diagrammatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	-
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	-



# CHURCH ACRES

LIVING IN A PORTION OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 36 NORTH, RANGE 12 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

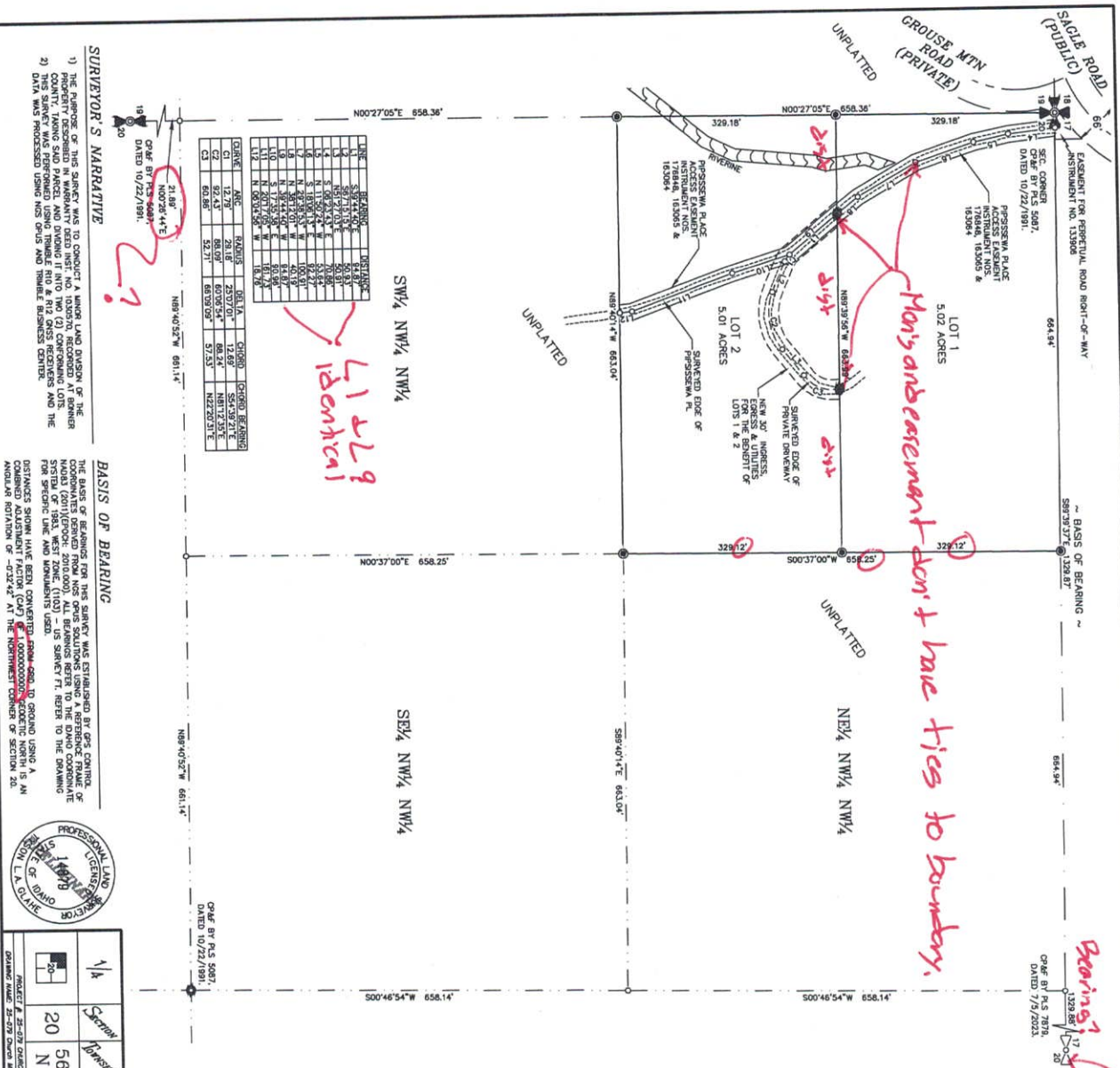
- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" BEAM AND CAP, PLS 14878
- SET 1/2" BEAM AND CAP, "CLAME EXHIBENT"
- FOUND 3 1/4" BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT, NOTHING SET
- ORIGINATED TREE RANCH, BK. 21 OF PLATS, PG. 94, 7/18/2024.
- (P1)
- RECORD OF SURVEY BY PLS 5087, INST. NO. 1032468, 4/22/2024.
- (P1)

## GENERAL NOTES

- A) SOIL WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY FOR THE U.S. FISH & WILDLIFE WETLAND INVENTORY WIPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE "V" PER FEMA PANEL 16071C0002C, EFFECTIVE 11/10/2006.

## DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CESTIFICATE FILE NO. 25546646, DATED APRIL 22, 2025.
- 1. A ROAD RIGHT OF WAY EASEMENT, RECORDED JUNE 16, 1971, INST. NO. 133006.
- 2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED AUGUST 9, 1972, INST. NO. 142516.
- 3. A POWER LINE EASEMENT GRANTED TO BRUCE G. HERRMAN AND SONS A, FLORENCE AND CHARLES B. HERRMAN, RECORDED JANUARY 13, 1975, INST. NO. 143594.
- 4. A RAILROAD EASEMENT GRANTED TO THE GREAT NORTHERN PACIFIC RAILROAD COMPANY, RECORDED JANUARY 14, 1976, INST. NO. 153065.
- 5. AN EASEMENT GRANTED TO BONNER L. THORPALL, RECORDED JULY 14, 1976, INST. NO. 178484.



**SURVEYOR'S NARRATIVE**

1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1032468, RECORDED IN BONNER COUNTY, IDAHO, AND TO DIVIDE THE PROPERTY INTO TWO (2) EQUAL PARTS. THE PROPERTY WAS DIVIDED INTO TWO (2) EQUAL PARTS, EACH PART BEING 5.01 ACRES.

2) DATA WAS PROCESSED USING NAD 83 GPS AND TRIMBLE BUSINESS CENTER.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL. THE GPS CONTROL WAS ESTABLISHED BY THE IDAHO DEPARTMENT OF LANDS AND MINES (DLM) USING A SYSTEM OF REAL TIME KINEMATIC (RTK) SURVEYING. THE DLM SYSTEM IS BASED ON THE NAD 83 DATUM. THE BEARINGS FOR THIS SURVEY WERE OBTAINED FROM THE DLM SYSTEM. THE BEARINGS FOR THIS SURVEY WERE OBTAINED FROM THE DLM SYSTEM. THE BEARINGS FOR THIS SURVEY WERE OBTAINED FROM THE DLM SYSTEM.



1/4	Section	56	1	W	N	20	1/4
CHURCH ACRES							
CLARK & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-260-4174							
Scale: 1"=100'				Sheet: 1 of 2			

OWNERS' CERTIFICATE

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO.

RONALD S CHURCH

DATE \_\_\_\_\_

NICOLE K CHURCH

DATE \_\_\_\_\_

### PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**PLANNING DIRECTOR**

### ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RONALD S CHURCH, KNOWN  
OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING  
INSTRUMENT.

**NOTARY PUBLIC**

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES

### ACKNOWLEDGMENT

STATE OF

COUNTY C

ON THIS DAY OF 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NICOLE K CHURCH, KNOWN  
OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING  
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT

MY COMMISSION EXPIRES

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAY HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023:

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CHURCH ACRES" AND CHECKED THE RECALC 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 \_\_\_\_\_, 2025

BONNER COUNTY SURVEYOR

### 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 SUPPLY OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

BONNER COUNTY TREASURE








RECORDER'S CERTIFICATE

FILED THIS        DAY OF       , 2025, AT        O'CLOCK        M.,  
IN BOOK        OF PLATS AT PAGE        AT THE REQUEST OF  
CLARE AND ASSOCIATES, INC., AS INSTRUMENT NO.       

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

FEE \_\_\_\_\_



<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>		<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>	
<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>		<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>	
<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>		<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>	
<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>		<div> <div>  </div> <div> <p>CHURCH OF THE HOLY SPIRIT</p> </div> </div>	



Polyline Report - Exterior

Mon May 12 12:20:19 2025

Northing	Easting	Bearing	Distance
2380718.800	2446603.948		
		S 89°39'37" E	664.936 ✓
2380714.857	2447268.873		
		S 00°37'00" W	658.248 ✓
2380056.647	2447261.790		
		N 89°40'14" W	663.041 ✓
2380060.459	2446598.760		
		N 00°27'05" E	658.362 ✓
2380718.800	2446603.948		

Closure Error Distance> 0.00000 ✓  
Total Distance> 2644.587  
Polyline Area: 437103.740 sq ft, 10.0345 acres

Polyline Report - Lot 1

Mon May 12 12:20:26 2025

Northing	Easting	Bearing	Distance
2380385.752	2447265.331		
		N 00°37'00" E	329.124 ✓
2380714.857	2447268.873		
		N 89°39'37" W	664.936 ✓
2380718.800	2446603.948		
		S 00°27'05" W	329.181 ✓
2380389.629	2446601.354		
		S 89°39'56" E	663.988 ✓
2380385.752	2447265.331		

Closure Error Distance> 0.00000 ✓  
Total Distance> 1987.230  
Polyline Area: 218707.913 sq ft, 5.0208 acres ✓

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2380060.459	2446598.760		
		S 89°40'14" E	663.041 ✓
2380056.647	2447261.790		
		N 00°37'00" E	329.124 ✓
2380385.752	2447265.331		
		N 89°39'56" W	663.988 ✓
2380389.629	2446601.354		
		S 00°27'05" W	329.181 ✓
2380060.459	2446598.760		

Closure Error Distance> 0.00000 ✓

Total Distance> 1985.334

Polyline Area: 218395.828 sq ft, 5.0137 acres ✓

Polyline Report - Exterior

Mon May 12 12:20:19 2025

Northing	Easting	Bearing	Distance
2380718.800	2446603.948		
		S 89°39'37" E	664.936
2380714.857	2447268.873		
		S 00°37'00" W	658.248
2380056.647	2447261.790		
		N 89°40'14" W	663.041
2380060.459	2446598.760		
		N 00°27'05" E	658.362
2380718.800	2446603.948		

Closure Error Distance> 0.00000  
Total Distance> 2644.587  
Polyline Area: 437103.740 sq ft, 10.0345 acres

Polyline Report - Lot 1

Mon May 12 12:20:26 2025

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2380385.752	2447265.331		
		N 00°37'00" E	329.124
2380714.857	2447268.873		
		N 89°39'37" W	664.936
2380718.800	2446603.948		
		S 00°27'05" W	329.181
2380389.629	2446601.354		
		S 89°39'56" E	663.988
2380385.752	2447265.331		

Closure Error Distance> 0.00000

Total Distance> 1987.230

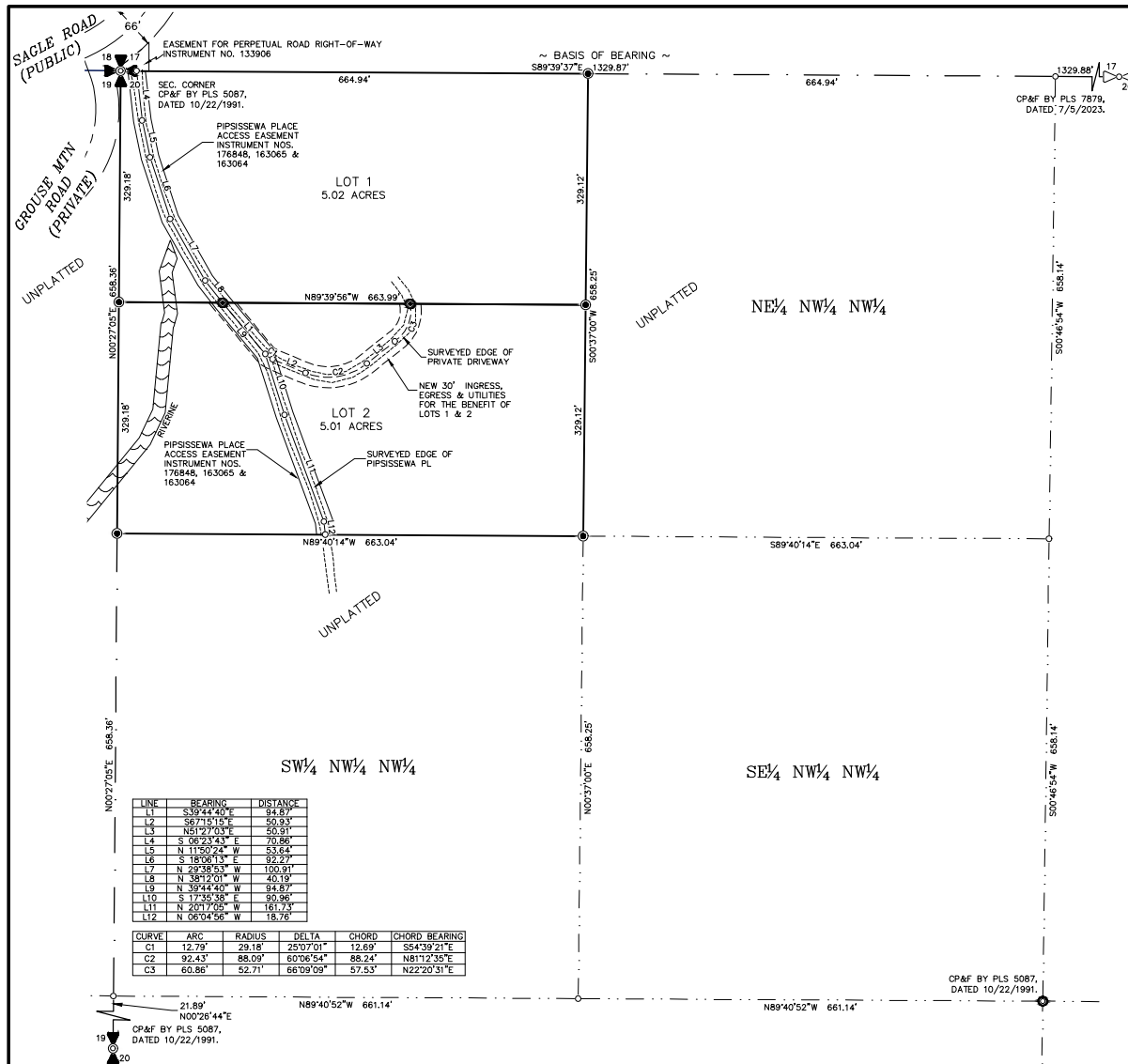
Polyline Area: 218707.913 sq ft, 5.0208 acres

Polyline Report - Lot 2

Mon May 12 12:20:35 2025

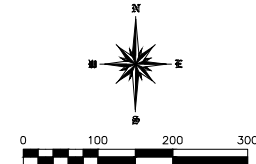
Northing	Easting	Bearing	Distance
2380060.459	2446598.760		
		S 89°40'14" E	663.041
2380056.647	2447261.790		
		N 00°37'00" E	329.124
2380385.752	2447265.331		
		N 89°39'56" W	663.988
2380389.629	2446601.354		
		S 00°27'05" W	329.181
2380060.459	2446598.760		

Closure Error Distance> 0.00000  
Total Distance> 1985.334  
Polyline Area: 218395.828 sq ft, 5.0137 acres



## CHURCH ACRES

LYING IN A PORTION OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 56 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



### LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



SET 1/2" REBAR AND CAP, "GLAHE EASEMENT"



FOUND 3 1/4" BRASS CAP



FOUND ALUMINUM CAP



CALCULATED POINT, NOTHING SET



(P1) CROOKED TREE RANCH, BK. 21 OF PLATS, PG. 94, 7/18/2024.



(R1) RECORD OF SURVEY BY PLS 5087, INST. NO. 1032489, 4/22/2024.

### GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL 1607C1000E, EFFECTIVE 11/18/2009.

### DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 25548645, DATED APRIL 22, 2025.

- A ROAD RIGHT OF WAY EASEMENT. RECORDED JUNE 16, 1971, INST. NO. 133906.
- A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED AUGUST 9, 1972, INST. NO. 142519.
- A POWER LINE EASEMENT GRANTED TO BRUCE G. HICKMAN AND DENNIS A. FLOREA AND CHARLES M. MEYER, RECORDED JANUARY 14, 1975, INST. NO. 163064.
- A ROADWAY EASEMENT GRANTED TO BRUCE G. HICKMAN AND DENNIS A. FLOREA AND CHARLES M. MEYER, RECORDED JANUARY 14, 1976, INST. NO. 163065.
- AN ACCESS EASEMENT GRANTED TO KENNETH L. THORALL. RECORDED JULY 14, 1976, INST. NO. 176848.

PLACE RECORDING  
LABEL HERE

### SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1030570, RECORDED AT BONNER COUNTY, TAKING SAID PARCEL AND DIVIDING IT INTO TWO (2) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000000000. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°32'42" AT THE NORTHWEST CORNER OF SECTION 20.



1/4	Section	Township	Range	MONTERO	IDAHO
20	56	1	N	W	
PROJECT # 25-079 CHURCH			Plot Date: 5/12/2025		
DRAWING NAME: 25-079 Church MLD-TDLG			DRAWN BY: WASHINGTON		

### CHURCH ACRES

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=100'  
Checked By: TLAG  
Drawn By: TDLG  
Sheet: 1 of 2

# CHURCH ACRES

LYING IN A PORTION OF THE NW ¼ OF SECTION 20,  
TOWNSHIP 56 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT RONALD S CHURCH AND NICOLE K CHURCH, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS 'CHURCH ACRES' BEING A PORTION OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30' INGRESS & EGRESS EASEMENT, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1 & 2 OF THIS PLAT.

RONALD S CHURCH

DATE

NICOLE K CHURCH

DATE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RONALD S CHURCH, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NICOLE K CHURCH, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CHURCH ACRES" AND CHECKED THE REPLAT 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 \_\_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

## 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.

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC

## COUNTY TREASURER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER BY DEPUTY

\$ \_\_\_\_\_ FEE

PLACE RECORDING LABEL HERE



						<b>CHURCH ACRES</b>	
PROJECT # 25-079 CHURCH				DRAWING NAME: 25-079 Church MLD-TDLG		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-286-4474	
DRAWING DATE: 5/12/2025				PLOT DATE: 5/12/2025		Scales: N/A	
Checked By: TLG				Drawn By: TDLG		Sheet: 2 of 2	