



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 1 of Bourbon Flats

APPLICANT INFORMATION:

Landowner's name: Keith L. Schofield Revocable Trust (Keith L. Schofield)

Mailing address

City: Nordman

State: ID

Zip code: 83848

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall, Professional Land Surveyor

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@golandsurveying.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 #: 18

Township: 61N

Range: 4W

Parcel acreage: 18.77 AC.

Parcel # (s): RP054180000010A

Current zoning: Rural 5 (R-5)

Current use: Rural Residential (5-10 AC)

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1 1A	Proposed acreage: 8.75 AC.	Remainder	Proposed acreage:
Lot #2 1B	Proposed acreage: 5.01 AC.	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 1C	Proposed acreage: 5.01 AC.		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> X <input checked="" type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0125F
Other pertinent information (attach additional pages if needed): <u>No existing structures.</u>	

ACCESS INFORMATION:

Please check the appropriate boxes:

<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input checked="" 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>Bourbon Lane is 16' wide gravel road within a 60' wide private easement. The plat of Bourbon Flats dedicated a 50' access and utility easement to Lot 1 across Lot 2 from Bourbon Lane. The proposed Replat of Lot 1 would extend that 50' wide easement across Lots 1A and 1B to the west boundary of Lot 1C.</u>	
List existing access and utility easements on the subject property. <u>See title report xxxxx by xxxxx on xxxxxx.</u>	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? West Priest Lake 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: _____

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: _____

Date: 10-7-25

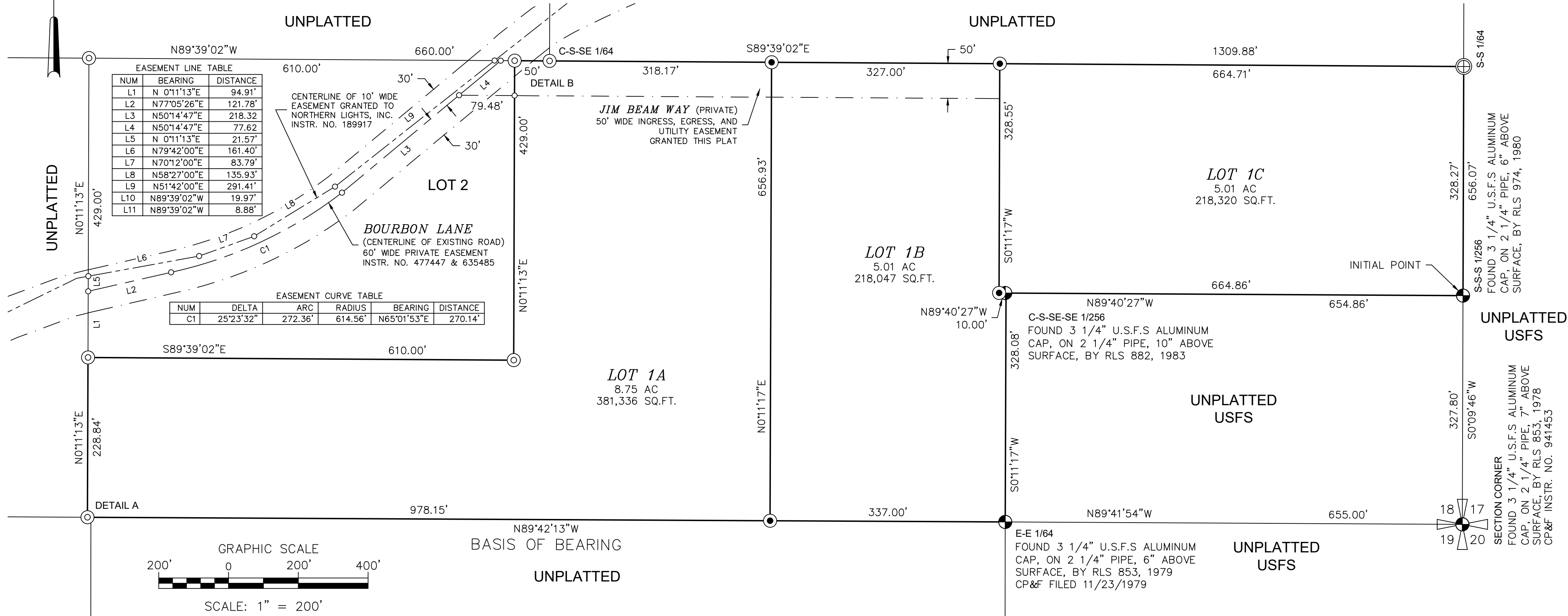
Landowner's signature: _____

Date: _____

REPLAT OF LOT 1 OF BOURBON FLATS

RECORDER'S CERTIFICATE

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, ID



LEGEND

- COMPUTED POINT
- ⊕ FOUND CORNER AS NOTED
- ⊠ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP
- ⊕ FOUND 1 1/2" AXLE
- ⊕ FOUND 5/8" REBAR WITH 2" ALUM. CAP—"BINNALL 14214"
- ⊕ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"

BASIS OF BEARING

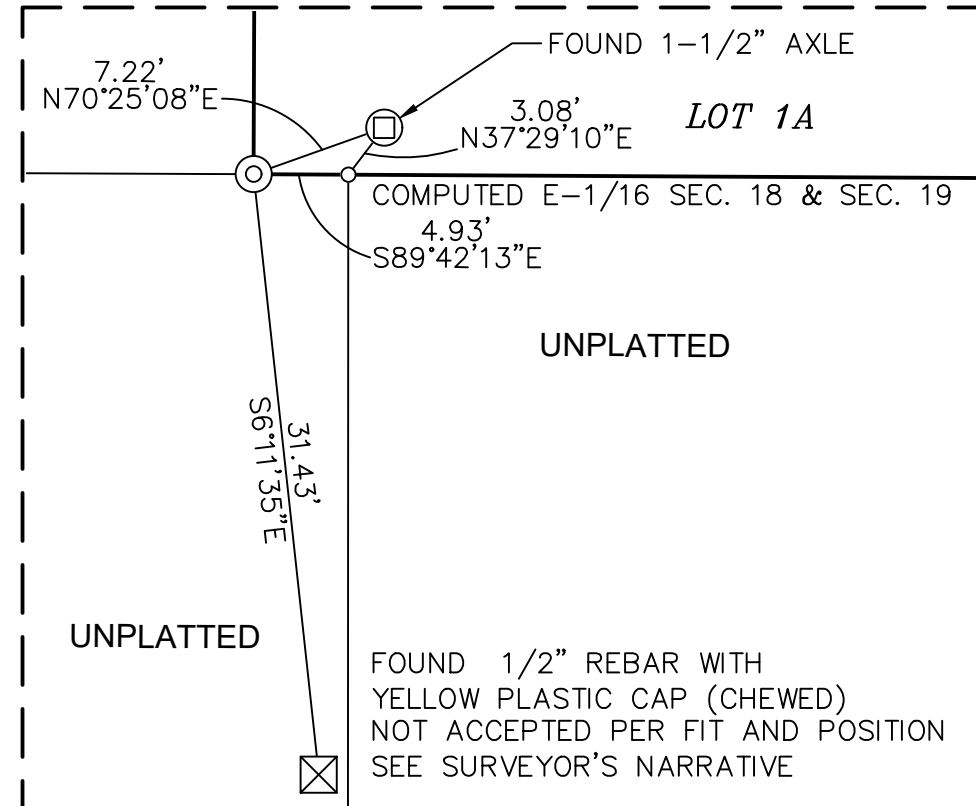
THE BASIS OF BEARING IS N89°42'13"W, ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, BY PLS 14214 (2020), RECORDS OF BONNER COUNTY, IDAHO.

REFERENCES

- (P1) PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, BY PLS 14214 (2020)
- (R1) RECORD OF SURVEY INSTR. NO. 231049, BY PLS 974 (1980)
- (R2) RECORD OF SURVEY INSTR. NO. 273013, BY PLS 882 (1983)
- (R3) RECORD OF SURVEY INSTR. NO. 941450, BY PLS 14214 (2019)

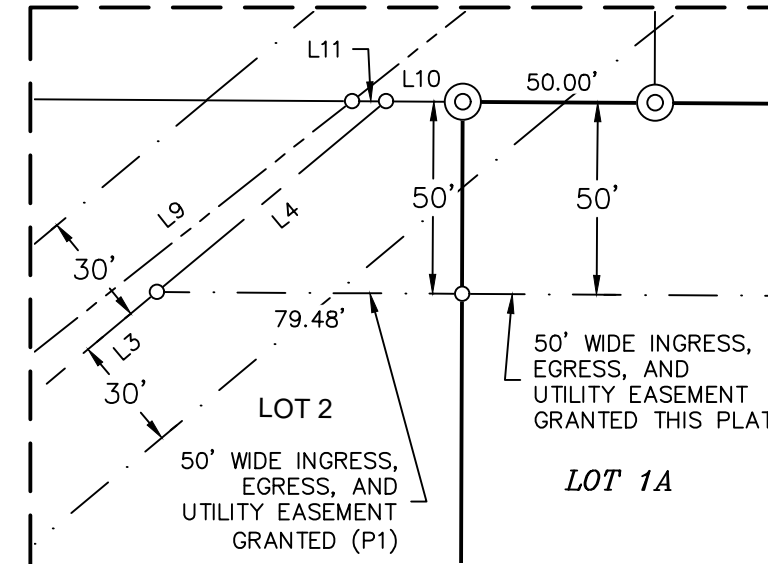
DETAIL A

Scale 1" = 10'



DETAIL B

Scale 1" = 50'



TECHNICAL NOTE

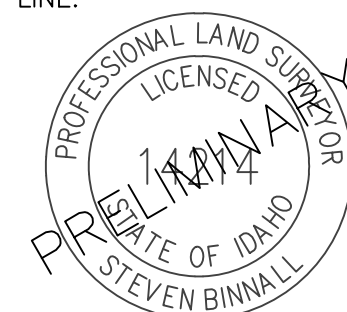
THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012689=GROUND.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1 OF BOURBON FLATS INTO THREE LOTS.

JIM BEAM WAY, A PRIVATE ROAD, IS ACCESSED THROUGH AN EXISTING 50' WIDE ACCESS AND UTILITY EASEMENT ADJOINING BOURBON LANE DESCRIBED IN THE PLAT OF BOURBON FLATS (P1).

AS SHOWN IN DETAIL A, AND ADDRESSED IN THE SURVEYOR'S NOTE OF BOURBON FLATS (P1), THE 1/2" REBAR WITH CHEWED-UP PLASTIC CAP FROM UNRECORDED SURVEY BY PLS 6876, IN 1987, AVAILABLE THROUGH THE "UNRECORDED SURVEY" RECORDS OF BONNER COUNTY, IS NOT ACCEPTED PER THE POOR FIT TO THE AXLE FOUND AND SECTION LINE.



GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB/LEM	PROJECT NO. 250505	DRAWING NO. 250505_Bourbon_Replat.dwg	DATE 10/14/2025	SHEET 1 of 2
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REPLAT OF LOT 1 OF BOURBON FLATS

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, ID

OWNER'S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, IS THE OWNER OF LOT 1, BLOCK 1, BOURBON FLATS, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 15 OF PLATS, PAGE 27, RECORDS OF BONNER COUNTY, STATE OF IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 1 OF BOURBON FLATS.

A NONEXCLUSIVE INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOTS 1A AND 1B (AS SHOWN ON SHEET 1) IS HEREBY DEDICATED TO THE LOT OWNERS.

KEITH L. SCHOFIELD
TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST
DATED SEPTEMBER 30, 2021

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID TRUST'S NAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

SUBDIVISION GUARANTEE NOTES

THIS PLAT MAY BE SUBJECT TO EXCEPTIONS LISTED IN SUBDIVISION
GUARANTEE ISSUED BY FLYING S TITLE AND ESCROW OF IDAHO, INC.
(FIRST AMERICAN TITLE) GUARANTEE NUMBER 5010500-1207589-S
DATED SEPTEMBER 30, 2025.

1. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 189917).
2. MUTUAL ROAD EASEMENT AND ACKNOWLEDGEMENT OF PRESCRIPTIVE RIGHTS (INSTR. NO. 476898).
3. PROVISIONS IN DEED TO FREDERICK S. MARK AND SANDRA MARK (INSTR. NO. 477447).
4. PROVISIONS IN DEED TO JEFFREY EDWIN GEDEON (INSTR. NO. 564463).
5. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 959537).
6. PLAT OF BOURBON FLATS, PLAT BOOK 15, PAGE 27, BY PLS 14214 (2020) (INSTR. NO. 959587).

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

NOTES

1. WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.
2. SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
3. SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND
SUBDIVISION CODES AND APPROVED THIS __, DAY OF _____, IN
THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED
PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE
YEAR 20____,
APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR KEITH L. SCHOFIELD.

THIS _____ DAY OF _____, 2025, AT _____M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____.

FEE: \$_____.

BONNER COUNTY RECORDER DEPUTY CLERK

COUNTY SURVEYOR

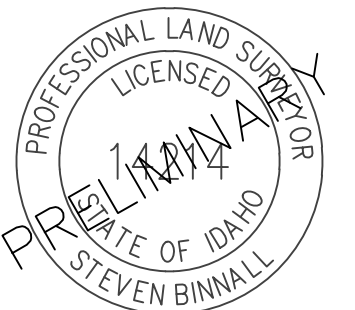
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT
OF LOT 1 OF BOURBON FLATS AND CHECKED THE PLAT AND
COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE
REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND
SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR
IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE
SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION,
IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE
REQUEST OF KEITH L. SCHOFIELD.



GO LAND SURVEYING, PLLC

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SJB/LEM	250505	250505_Bourbon_Replat.dwg	10/14/2025	2 of 2