



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: Churchill's Acres |
|---|

APPLICANT INFORMATION:

| | | |
|--|--------------|-----------------|
| Landowner's name: John and Sally Churchill | | |
| Mailing address: [REDACTED] | | |
| City: Sagle | State: Idaho | Zip code: 83860 |
| Telephone: [REDACTED] | Fax: | |
| E-mail: [REDACTED] | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|---|--------------|-----------------|
| Representative's name: Lance Miller | | |
| Company name: Lance G. Miller, P.L.S. | | |
| Mailing address: 7085 Upper Pack River Road | | |
| City: Sandpoint | State: Idaho | Zip code: 83864 |
| Telephone: 208-263-1533 | Fax: | |
| E-mail: lancetrue@gmail.com | | |

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

| | | |
|---|--------|-----------|
| Name/Relationship to the project: Same as above | | |
| Company name: | | |
| Mailing address: | | |
| City: | State: | Zip code: |
| Telephone: | Fax: | |
| E-mail: | | |

PARCEL INFORMATION:

| | | | |
|---|--------------------|-------------------------|-----------------------------|
| Section #: 10 | Township: 56 North | Range: 1 West | Parcel acreage: 59.65 acres |
| Parcel # (s): RP56N01W100603A | | | |
| Current zoning: Rural 10 | | Current use: Bare land. | |
| Comprehensive plan designation: Rural Residential 5-10 Acres. | | | |
| Within Area of City Impact: | | If yes, which city?: | |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |

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

| | | | |
|--------|------------------------------|---|----------------------|
| Lot #1 | Proposed acreage: 20.0 acres | Remainder | Proposed acreage: NA |
| Lot #2 | Proposed acreage: 9.8 acres | Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: | |
| Lot #3 | Proposed acreage: 20.0 acres | | |
| Lot #4 | Proposed acreage: 9.8 acres | | |

☒ Yes ☐ No**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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)? | <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE | DFIRM MAP: |
| Other pertinent information (attach additional pages if needed): <u>There are no structures on the property.</u> | |
| | |
| | |
| | |

ACCESS INFORMATION:

| | |
|---|--|
| Please check the appropriate boxes: | |
| <input type="checkbox"/> Private Easement | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed |
| <input checked="" type="checkbox"/> Public Road | <input checked="" 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>Lots 1-4 front on Bottle Bay Road and Sagie Road, both paved County Roads; 50 foot wide right of way.</u> | |
| | |
| List existing access and utility easements on the subject property. <u>Broken Way is a 33 foot wide Easement on the Northwest corner of proposed Lot 1, in favor of North adjoiners, Inst. No. 848821.</u> | |
| | |

SERVICES:

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

Which fire district will serve the project site? Selkirk

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: Septic tank and drainfield.

Note: Please attach the necessary proof of urban services if required.

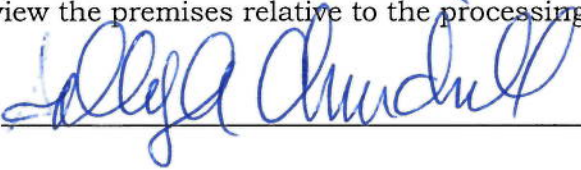
Will the sanitary restriction be lifted by the Panhandle Health District?

☐ 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: Proposed individual wells

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.

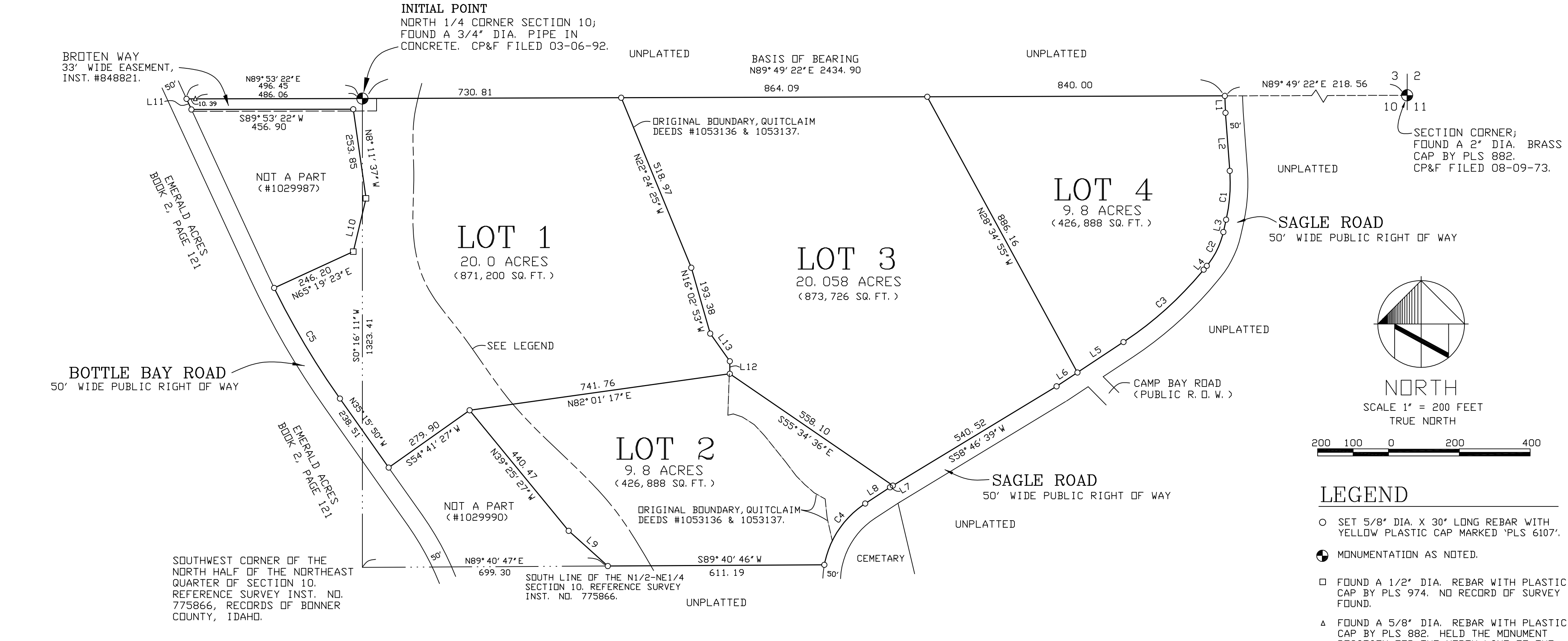
Landowner's signature: Date: 11.10.25

Landowner's signature: _____

Date: _____

CHURCHILL'S ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



SURVEY NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE TWO PARCELS, DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBERS 1053136 AND 1053137, INTO FOUR LOTS USING THE MINOR LAND DIVISION PROCESS, AS ALLOWED IN BONNER COUNTY REVISED CODE.
- THE BOUNDARIES OF THE PLAT SHOWN HEREON WERE ESTABLISHED USING SURVEY TIES TO EXTERIOR SECTION AND QUARTER CORNER MONUMENTS AND REFERENCE TO A SUBDIVISION OF SECTION 10 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 775866 BY PLS 5361, RECORDS OF BONNER COUNTY, IDAHO. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10 WAS ESTABLISHED USING A FOUND 5/8" REBAR WITH PLASTIC CAP MARKED 'BRISTOL, RLS 882'.
- DOCUMENTS USED IN PERFORMING THIS SURVEY ARE AS FOLLOWS:
 - A.) WARRANTY DEED INST. NO. 1029987.
 - B.) QUITCLAIM DEED INST. NO. 1029990.
 - C.) QUITCLAIM DEED INST. NO. 1029991.
 - D.) RECORD OF SURVEY INST. NO. 775866.
 - E.) QUITCLAIM DEED INST. NO'S. 1053136 AND 1053137.ALL IN RECORDS OF BONNER COUNTY, IDAHO.

WATER AND SEWER SERVICE NOTES:

- WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

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.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 89°49'22" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, T56N, R1W, THE SAME AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 775866, RECORDS OF BONNER COUNTY, IDAHO.

LINE TABLE

| LINE | DISTANCE | BEARING |
|------|----------|-------------|
| L1 | 47.96 | S2°15'28"E |
| L2 | 164.10 | S4°13'14"E |
| L3 | 35.72 | S12°41'50"W |
| L4 | 13.97 | S39°24'01"W |
| L5 | 155.87 | S56°30'29"W |
| L6 | 70.62 | S56°30'29"W |
| L7 | 9.34 | S58°46'39"W |
| L8 | 83.70 | S58°49'08"W |
| L9 | 148.66 | N48°03'47"W |
| L10 | 154.55 | N13°23'42"E |
| L11 | 33.02 | N24°49'26"W |
| L12 | 35.41 | N0°01'37"E |
| L13 | 95.69 | N35°17'22"W |

CURVE TABLE

| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD | CHORD BEARING |
|-------|-----------|---------|------------|--------|---------------|
| C1 | 16°55'04" | 470.00 | 138.78 | 138.27 | S4°14'18"W |
| C2 | 26°42'10" | 230.00 | 107.19 | 106.22 | S26°02'55"W |
| C3 | 17°06'28" | 1025.00 | 306.05 | 304.92 | S47°57'15"W |
| C4 | 46°12'56" | 265.00 | 213.75 | 208.01 | S33°42'40"W |
| C5 | 9°10'35" | 2271.83 | 363.85 | 363.46 | N30°43'22"W |



LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

11-03-25



CHURCHILL'S ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 56 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 10, T. 56 N., R. 1 W., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 3RD DAY OF NOVEMBER, 2025.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF CHURCHILL'S ACRES 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, 20.

BONNER COUNTY SURVEYOR

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.

DATED THIS DAY OF, 20.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF, 20.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS DAY OF, 20.

BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF ss
COUNTY OF

ON THIS DAY OF, IN THE YEAR OF, BEFORE ME PERSONALLY APPEARED JOHN F. CHURCHILL AND SALLY A. CHURCHILL, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF), TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

JOHN F. CHURCHILL

SALLY A. CHURCHILL

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JOHN F. CHURCHILL AND SALLY A. CHURCHILL, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS CHURCHILL'S ACRES, LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Beginning at the Northwest corner of the Northeast Quarter of said Section 10, said point being the Initial Point; thence N89°49'22"E along the North line of said Northeast Quarter a distance of 2434.90 feet to a point on the Westerly right of way of Sagle Road, a County Road; thence along said right of way the following eleven courses;
1.) S2°15'28"E a distance of 47.96 feet;
2.) S4°13'14"E a distance of 164.10 feet;
3.) 138.78 feet along a curve to the right with a radius of 470.00 feet (the chord of which bears S4°14'18"W a distance of 138.28 feet);
4.) S12°41'50"W a distance of 35.72 feet;
5.) 107.19 feet along a curve to the right with a radius of 230.00 feet (the chord of which bears S26°02'55"W a distance of 106.23 feet);
6.) S39°24'01"W a distance of 13.97 feet;
7.) 306.05 feet along a curve to the right with a radius of 1025.00 feet (the chord of which bears S47°57'15"W a distance of 304.92 feet);
8.) S56°30'29"W a distance of 226.49 feet;
9.) S58°46'39"W a distance of 549.86 feet;
10.) S56°49'08"W a distance of 83.70 feet;
11.) 213.75 feet along a curve to the left with a radius of 265.00 feet (the chord of which bears S33°42'40"W a distance of 208.01 feet) to an intersection with the South line of said North Half of the North Half of Section 10; thence S89°40'46"W along said South line a distance of 611.20 feet to the Southeast corner of that parcel of land described in Quitclaim Deed Instrument Number 1029990, records of Bonner County, Idaho; thence N48°02'47"W along the Easterly line of said parcel a distance of 148.66 feet (Record = N48°37'20"W, 148.66 feet); thence N39°25'27"W along said Easterly line a distance of 440.47 feet (Record = N40°00'W, 440.47 feet) to the Northerly-most corner of said parcel; thence S54°41'27"W along the Northerly line of said parcel (Record = S54°06'54"W) a distance of 279.90 feet to a point on the Easterly right of way of Bottle Bay Road, a County Road; thence N35°15'50"W along said right of way a distance of 238.51 feet; thence continuing along said right of way 363.85 feet along a curve to the right with a radius of 2271.83 feet (the chord of which bears N30°43'22"W a distance of 363.46 feet) to the Southwest corner of that parcel of land described in Warranty Deed Instrument Number 1029987, records of Bonner County, Idaho; thence along the boundary of said parcel the following four courses: 1.) N65°19'23"E (Record = N64°E) along an existing fence post line a distance of 246.20 feet to an existing ½" iron rod with a yellow plastic cap marked "Kiebert PLS 974"; 2.) N13°23'42"E along an existing fence post line a distance of 154.55 feet (Record = N15°E, 154.80 feet) to an existing ½" iron rod with a yellow plastic cap marked "Kiebert PLS 974"; 3.) N8°11'37"W along an existing fence post line a distance of 253.85 feet (Record = N10°W, 254.00 feet) to a point that is 30.00 feet South of, when measured at a right angle to, the North line of the Northwest Quarter of said Section 10, said point being on the South right of way line of the private access road known as "Brotten Way"; 4.) S89°53'22"W (Record = S89°17'09"W) along said South right of way line a distance of 456.90 feet to a point on said Easterly right of way of Bottle Bay Road; thence N24°49'26"W along said right of way a distance of 33.03 feet to a point on said North line of the Northwest Quarter of Section 10; thence leaving said right of way N89°53'22"E along said North line a distance of 496.45 feet to the Initial Point.

EASEMENTS AND DOCUMENTS OF RECORD:

(AS LISTED IN EXHIBIT 'B' - EXCEPTIONS, FIRST AMERICAN TITLE INSURANCE CO. GUARANTEE NO. 5010500-0020470E).
1.) EASEMENT IN FAVOR OF MOUNTAIN STATES POWER COMPANY, RECORDED IN INSTRUMENT NO. 33155.
2.) EASEMENT FOR INGRESS AND EGRESS, RECORDED IN INSTRUMENT NO. 130235.
3.) EASEMENT FOR INGRESS AND EGRESS, RECORDED IN INSTRUMENT NO. 276493.
4.) EASEMENT FOR INGRESS AND EGRESS, RECORDED IN INSTRUMENT NO. 848820.
5.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 1014073, AND RE-RECORDED IN INSTRUMENT NO. 1029987.
6.) TIMBER DEED, RECORDED IN INSTRUMENT NO. 1051472 AND 1051768. ALL IN RECORDS OF BONNER COUNTY, IDAHO.

RECORDER'S CERTIFICATE

FILED THIS DAY OF, 20, AT M. IN BOOK OF PLATS AT PAGE

AT THE REQUEST OF

BONNER COUNTY RECORDER