



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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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: [REDACTED]

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: [REDACTED]

E-mail: lancetrue@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Same as above

Company name:

Mailing address:

City: [REDACTED] State: [REDACTED] Zip code: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

E-mail: [REDACTED]

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: Yes No If yes, which city?:

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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: 20.0 acres		
Lot #4	Proposed acreage: 9.8 acres		

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):	There are no structures on the property.

ACCESS INFORMATION:

Please check the appropriate boxes:

<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input checked="" 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 checked="" 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: Lots 1-4 front on Bottle Bay Road and Sagle Road, both paved County Roads; 50 foot wide right of way.

List existing access and utility easements on the subject property. <u>Brotan 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:

<input type="checkbox"/>	Existing Community System
<input type="checkbox"/>	Proposed Community System
<input checked="" type="checkbox"/>	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

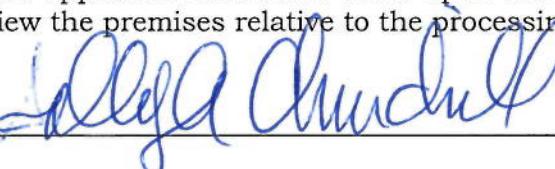
Water will be supplied by:

<input type="checkbox"/>	Existing public or community system
<input type="checkbox"/>	Proposed Community System
<input checked="" type="checkbox"/>	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.

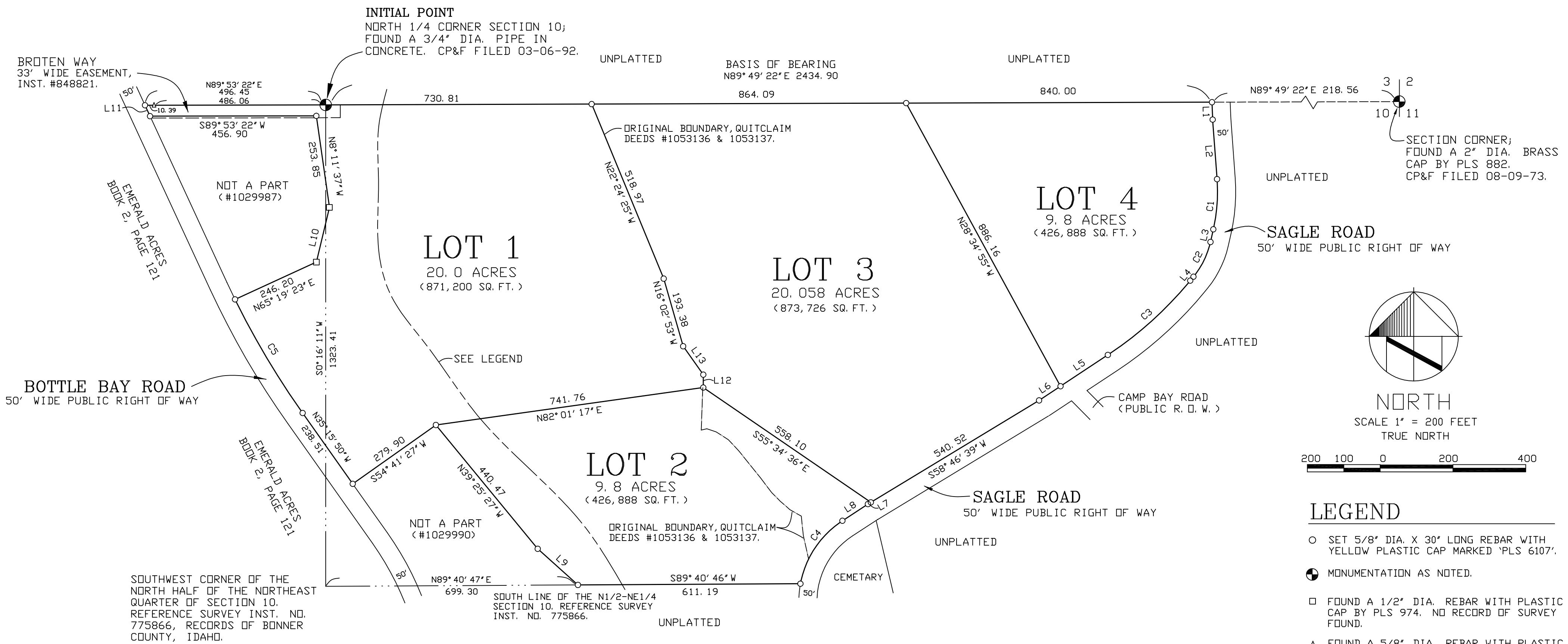
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post 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

1. > 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.
2. > 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'.
3. > 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.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING
OF NORTH $89^{\circ} 49' 22''$ 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.



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

WATER AND SEWER SERVICE NOTES:

1. > WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
2. > 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.

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 PRO-
VISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 3RD DAY OF NOVEMBER, 2025.

Lance G. Miller
LICENCED 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

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