

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 - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: John and Sally Churchill

From: Kyle Snider, Planner

Date: February 12, 2026

Subject: Blue-line review for MLD0069-25: Churchill's Acres

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Lance Miller, P.L.S.**

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.

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Blueline Review Routing Form

Plat Name: Churchill's Acres		File No: MLD0069-25
Received by: Kyle Snider, Planner	Received from: Lance Miller	Date Received: 11/10/2025

Blueline Review

Completed	Date	Initial	Department/ Office
Staff Report	2/3/25	KS	Bonner County Planning Department
Comments in letter	11/21/25	SM	Assessor's Office
Encr Permit Needed	11-19-25	MM	Bonner County Road & Bridge Department
X	11/20/20 25	MC	GIS Department
See letter	12/9/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #:	MLD0069-25	DATE OF REPORT: 2/12/2026
APPLICANT:	Lance Miller	PARCEL #: RP56N01W100604A RP56N01W100750A

SUBDIVISION NAME/LOTS: Churchill's Acres

SUMMARY OF PROPOSAL:

Divide one (1) 28.40-acre parcel and one (1) 31.20-acre parcel into two (2) 20-acre lots and two (2) 9.8-acre lots.

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.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	10-acres	Rural 10 (R-10)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: N/A

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-10 (R-10).
3. The proposed lots are accessed off Sagle Road and Bottle Bay Road, both Bonner County owned and maintained public rights-of-way.
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 X 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. Proposed Lot 1 and Lot 2 contain an intermittent stream.
8. Proposed Lot 1 and Lot 2 do contain mapped wetlands. (NWI)
9. The applicants were granted an administrative exception to create two 9.8-acre lots where 10-acres is required under File #VE0006-25.

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 - Web site: www.bonnercountyid.gov



Blueline Review Letter

February 9, 2026

Lance Miller, P.L.S.
7085 Upper Pack River Road
Sandpoint, ID 83864

SUBJECT: MLD0069-25: Churchill's Acres

Dear Lance,

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
 - KS 12/1/2025: RP56N01W100604A and RP56N01W100750A are within SFHA Zone X 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
 - MC 11/20/2025: Complete
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat. Encr permit needed for Broten Way.

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

November 21, 2025

Bonner County Planning Dept
CHURCHILL'S ACRES
MLD0069-25
SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST

RP56N01W100750A, RP56N01W100604A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the ownership shown on the plat and there are no obvious errors or omissions.

On the face of the plat:

- At the Initial Point, the monument is described as a 1-³/₄" (one and three-quarter inch) pipe in CP&F E-15 filed 3/6/92 and in plat 401654 referenced by that CP&F. Please verify and correct if needed.
- At East corner of Lot 2 please clarify position of L7 with exploded diagram
- The length of L11 varies between the face of the plat and the legal description, please verify and correct if needed
- The chord length of C2 varies between the face of the plat and the legal description, please verify and correct if needed

Please make corrections to the plat and verify ownership prior to printing mylar.

Thank you,
Sean Morgan
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1329
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

Thursday, November 20, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – CHURCHILL’S ACRES (MLD0069-25)
SECTION 10, TOWNSHIP 56N, RANGE 1W**

To Whom It May Concern:

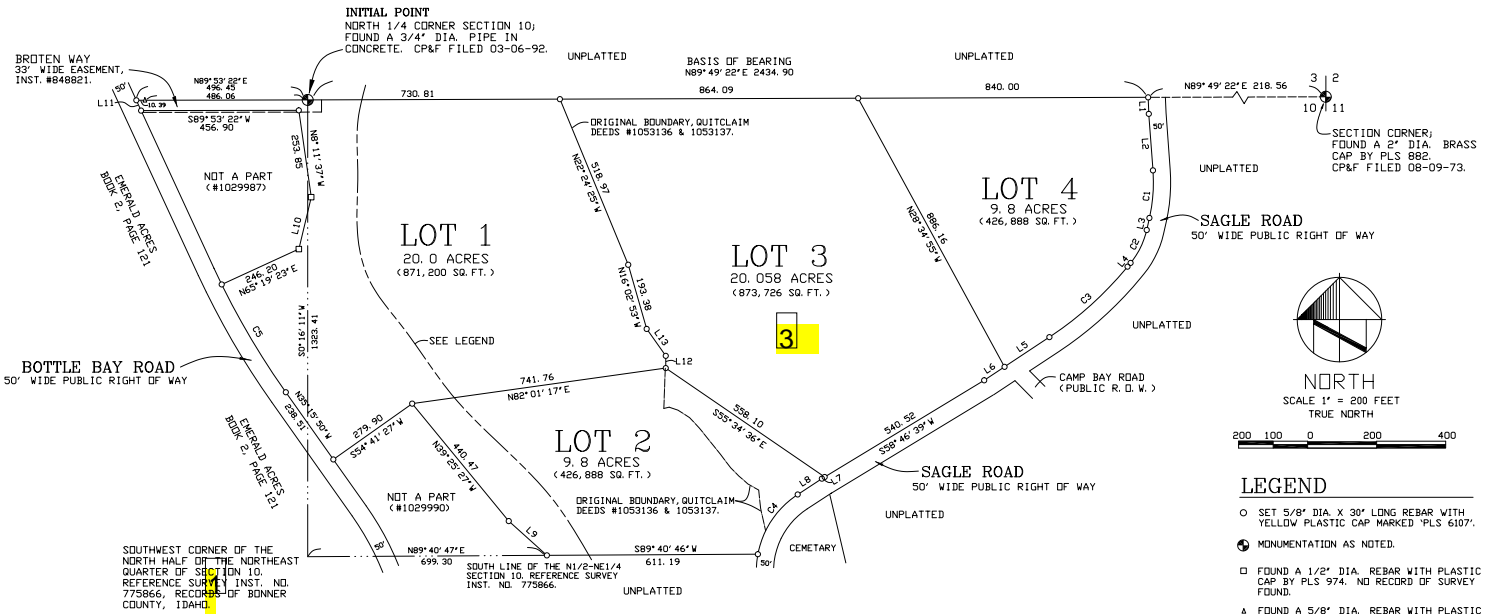
After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

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>

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 MINDR 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 9361, RECORDS OF BONNER COUNTY, IDAHO. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 WAS ESTABLISHED USING A FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "BRISTOL, PLS 882".
- DOCUMENTS USED IN PERFORMING THIS SURVEY ARE AS FOLLOWS:
 - WARRANTY DEED INST. NO. 1029987.
 - QUITCLAIM DEED INST. NO. 1029990.
 - QUITCLAIM DEED INST. NO. 1029991.
 - RECORD OF SURVEY INST. NO. 775866.
 - QUITCLAIM DEED INST. NO'S. 1053136 AND 1053137.

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.

LINE TABLE

LINE	DISTANCE	BEARING
L1	47.96	S2°15'28"E
L2	164.10	S4°13'14"E
L3	35.78	S12°41'50"W
L4	13.97	S39°24'01"W
L5	155.87	S86°30'29"W
L6	70.62	S56°30'29"W
L7	9.34	S88°46'39"W
L8	83.70	S36°49'08"W
L9	148.66	N48°05'47"W
L10	154.55	N13°23'42"E
L11	33.02	N64°49'26"W
L12	35.41	N0°01'37"E
L13	95.69	N55°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	106.20	S28°55'25"W
C3	17°06'28"	1025.00	306.09	304.36	S27°57'15"W
C4	46°16'56"	265.00	813.75	808.01	S33°48'40"W
C5	9°10'25"	2271.83	363.80	363.46	N30°43'22"W

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.



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

11-03-25

Summary of comments: MLD0069-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Sean Morgan Date: 2025-11-20 15:51:23

CP&F E-15 and associated plat 401654 describe this marker as a 1-3/4" (one and three quarter inch) pipe - please verify and correct.



Number: 2 Author: Matt Mulder Date: 2025-11-19 15:57:48

Brotten Way does not have an encroachment permit on file with the Road Bridge Dept. Applicant shall apply for a road approach encroachment permit. Staff will inspect the approach to see if it meets current standards. Upgrades may be necessary to meet current standards.



Number: 3 Author: Sean Morgan Date: 2025-11-20 15:23:36

Please show exploded detail of this intersection to clarify where L7 sits.



Number: 4 Author: Sean Morgan Date: 2025-11-21 08:04:08

Legal description shows 33.03 feet. please verify and correct if needed.



Number: 5 Author: Sean Morgan Date: 2025-11-21 07:14:15

Legal description show length as 106.23 feet - please verify.



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., BM, 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.

James G. Millis
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) 2,375.75 feet along a curve to the left with a radius of 255.00 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 N55°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 S30°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 1/2" iron rod with a yellow plastic cap marked "Kievert 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 1/2" iron rod with a yellow plastic cap marked "Kievert 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.

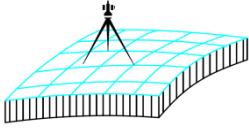
RECORDER'S CERTIFICATE

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

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

No Comments.



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

December 9th, 2025

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

Re: Plat Review – MLD0069-25 – Churchill's Acres

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) No Comment

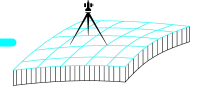
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.
 P.O. Box 1863
 Sandpoint, ID 83864



Phone: (208) 265-4474
 Fax: (208) 265-4474
 E-mail: manager@glaheinc.com
 Website: www.glaheinc.com

Invoice #	16344
-----------	-------

Date

Bill To:
 Miller

12/9/2025

Project / Job #

25-001CK Review MLD0069-25 - Churchill's

Please submit payment by: 12/9/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0069-25 - Churchill's Acres	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

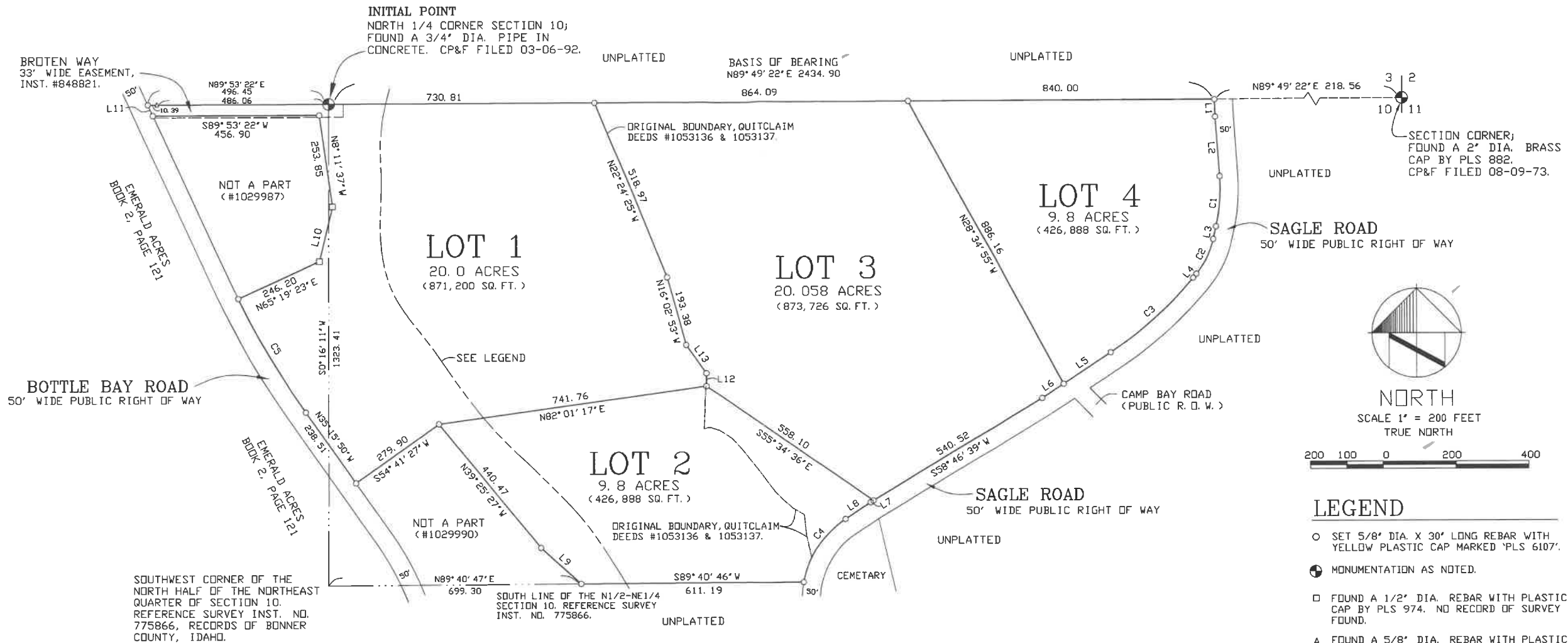
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
 [PAYMENT AMOUNT x 1.03%]

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.



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	S56° 49' 08" W
L9	148.66	N48° 02' 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

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:
 - WARRANTY DEED INST. NO. 1029987.
 - QUITCLAIM DEED INST. NO. 1029990.
 - QUITCLAIM DEED INST. NO. 1029991.
 - RECORD OF SURVEY INST. NO. 775866.
 - QUITCLAIM DEED INST. NO'S. 1053136 AND 1053137.

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.



LANCE G. MILLER, P.L.S.

11-03-25

PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

PAGE 1 OF 2



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

RECORDER'S CERTIFICATE

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

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

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 1/2" 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 1/2" 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.

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.

Job name : Churchill's Acres Minor Land Division
 Description : Section 10, T56N, R1W
 Date printed: 11/04/2025 8:32am

PLAT BOUNDARY

Point	Bearing	Distance		North	East
500				15347.882	20544.055
712	N89°49'22"E	2434.899		15355.414	22978.942
697	S2°15'28"E	47.957		15307.494	22980.832
696	S4°13'14"E	164.100		15143.839	22992.909
695	PC-PT S4°14'18"W	138.275		15005.943	22982.690
	PC-RP S85°46'46"W	470.000	683	15109.249	22524.184
	RP-PT S77°18'10"E	470.000		15109.249	22524.184
	PC-PI S4°13'14"E	69.898	PI	15074.131	22998.053
	PI-PT S12°41'50"W	69.898		15109.249	22524.184
	Deg of curvature	Middle ordinate		External	
	12°11'26"	5.113		5.169	
	Delta	Arc length			
	16°55'04"	138.778			
694	S12°41'50"W	35.718		14971.098	22974.839
693	PC-PT S26°02'55"W	106.225		14875.663	22928.192
	PC-RP N77°18'10"W	230.000	680	15021.652	22750.464
	RP-PT S50°35'59"E	230.000		15021.652	22750.464
	PC-PI S12°41'50"W	54.588	PI	14917.845	22962.840
	PI-PT S39°24'01"W	54.588		15021.652	22750.464
	Deg of curvature	Middle ordinate		External	
	24°54'40"	6.216		6.389	
	Delta	Arc length			
	26°42'10"	107.192			
692	S39°24'01"W	13.972		14864.867	22919.323
691	PC-PT S47°57'15"W	304.916		14660.656	22692.890
	PC-RP N50°35'59"W	1025.000	677	15515.468	22127.273
	RP-PT S33°29'31"E	1025.000		15515.468	22127.273
	PC-PI S39°24'01"W	154.173	PI	14745.732	22821.465
	PI-PT S56°30'29"W	154.173		15515.468	22127.273
	Deg of curvature	Middle ordinate		External	
	5°35'23"	11.402		11.530	
	Delta	Arc length			
	17°06'28"	306.051			
690	S56°30'29"W	226.491		14535.674	22504.005
689	S58°46'39"W	549.855		14250.650	22033.790
688	S56°49'08"W	83.697		14204.844	21963.740
714	PC-PT S33°42'40"W	208.005		14031.815	21848.296
	PC-RP S33°10'52"E	265.000	685	13983.053	22108.771
	RP-PT N79°23'48"W	265.000		13983.053	22108.771
	PC-PI S56°49'08"W	113.075	PI	14142.959	21869.103

PI-PT	S10°36'12"W	113.075	13983.053	22108.771
Deg of curvature		Middle ordinate	External	
	-21°37'16"	21.262	23.116	
	Delta	Arc length		
	46°12'56"	213.753		
308	S89°40'46"W	611.195	14028.397	21237.111
307	N48°02'47"W	148.660	14127.781	21126.555
306	N39°25'27"W	440.470	14468.029	20846.831
639	S54°41'27"W	279.897	14306.252	20618.423
634	N35°15'50"W	238.509	14500.995	20480.721
716	PC-PT N30°43'22"W	363.459	14813.442	20295.034
	PC-RP N54°41'20"E	2271.830	23	15814.147
	RP-PT S63°51'55"W	2271.830		15814.147
	PC-PI N35°18'40"W	182.314	PI	14649.768
	PI-PT N26°08'05"W	182.314		15814.147
				22334.594
Deg of curvature		Middle ordinate	External	
	2°31'19"	7.280	7.304	
	Delta	Arc length		
	9°10'35"	363.848		
92	N65°19'23"E	246.198	14916.230	20518.749
90	N13°23'42"E	154.548	15066.574	20554.552
722	N8°11'37"W	253.851	15317.833	20518.373
723	S89°53'22"W	456.904	15316.950	20061.471
718	N24°49'26"W	33.025	15346.923	20047.606
500	N89°53'22"E	496.450	15347.882	20544.055
Area:	59.6579 acres			
Lot misclose:	1 : 4504842			

Job name : Churchill's Acres Minor Land Division
 Description : Section 10, T56N, R1W
 Date printed: 11/05/2025 9:02am

LOT 1

Point	Bearing	Distance	North	East
500			15347.882	20544.055
655	N89°49'22"E	730.808	15350.143	21274.860
649	S22°24'25"E	518.974	14870.351	21472.683
724	S16°02'53"E	193.383	14684.504	21526.142
646	S35°17'22"E	95.692	14606.396	21581.424
8011	S0°01'37"W	35.408	14570.988	21581.407
306	S82°01'17"W	741.756	14468.029	20846.831
639	S54°41'27"W	279.897	14306.252	20618.423
634	N35°15'50"W	238.509	14500.995	20480.721
716	PC-PT N30°43'22"W	363.459	14813.442	20295.034
	PC-RP N54°41'20"E	2271.830	23	15814.147
	RP-PT S63°51'55"W	2271.830		15814.147
	PC-PI N35°18'40"W	182.314	PI	14649.768
	PI-PT N26°08'05"W	182.314		15814.147
	Deg of curvature	Middle ordinate	External	
	2°31'19"	7.280	7.304	
	Delta	Arc length		
	9°10'35"	363.848		
92	N65°19'23"E	246.198	14916.230	20518.749
90	N13°23'42"E	154.548	15066.574	20554.552
722	N8°11'37"W	253.851	15317.833	20518.373
723	S89°53'22"W	456.904	15316.950	20061.471
718	N24°49'26"W	33.025	15346.923	20047.606
3	N89°53'22"E	496.450	15347.882	20544.055

Area: 20.0001 acres
 Lot misclose: no misclose

LOT 2

Point	Bearing	Distance	North	East
308			14028.397	21237.111
307	N48°02'47"W	148.660	14127.781	21126.555
306	N39°25'27"W	440.470	14468.029	20846.831
8011	N82°01'17"E	741.756	14570.988	21581.407
8012	S55°34'36"E	558.102	14255.490	22041.775
689	S58°46'39"W	9.338	14250.650	22033.790
688	S56°49'08"W	83.697	14204.844	21963.740
714	PC-PT S33°42'40"W	208.005	14031.815	21848.296
	PC-RP S33°10'52"E	265.000	685	13983.053
	RP-PT N79°23'48"W	265.000		13983.053
	PC-PI S56°49'08"W	113.075	PI	14142.959
	PI-PT S10°36'12"W	113.075		13983.053
	Deg of curvature	Middle ordinate	External	

	26°42'10"	107.192		
692	S39°24'01"W	13.972	14864.867	22919.323
691	PC-PT S47°57'15"W	304.916	14660.656	22692.890
	PC-RP N50°35'59"W	1025.000	677 15515.468	22127.273
	RP-PT S33°29'31"E	1025.000	15515.468	22127.273
	PC-PI S39°24'01"W	154.173	PI 14745.732	22821.465
	PI-PT S56°30'29"W	154.173	15515.468	22127.273
	Deg of curvature	Middle ordinate	External	
	5°35'23"	11.402	11.530	
	Delta	Arc length		
	17°06'28"	306.051		
231	S56°30'29"W	155.870	14574.644	22562.900
230	N28°34'55"W	886.165	15352.816	22138.946
Area: 9.8000 acres				
Lot misclose: 1 : 1524637				



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

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 1/2" 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 1/2" 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.

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