



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

P.O. Box 419, Bonners Ferry, Idaho 83805
Phone: (208) 267-7212

FILE #:

22-0046

*Additions in red from information on following pages
from JRS Surveying regarding Parsons-Keir property. TJV

APPLICANT INFORMATION:

Landowner Name: WILKINSON REVOCABLE TRUST		
Mailing Address: 143 Lariat Place		
City: Naples	State: ID	Zip: 83847
Phone: [REDACTED]	Email: [REDACTED]	

REPRESENTATIVE INFORMATION:

Representative's name: Steve Jeske		
Company name: JRS Surveying		
Mailing Address: P.O Box 3099		
City: Bonners Ferry	State: ID	Zip: 83805
Phone: [REDACTED]	Email: [REDACTED]	

PARCEL INFORMATION: RP60N01W020023A

Parcel #: RP007260010050A	Parcel Acreage: 5.93 & 334.07	Parcel Zone: AG/Forest
Subdivision name: The Meadows at Fall Creek First Addition	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Point of access: 143 Lariat Place	Nearest public road: Highlandflats	
Subdivision type: <input type="checkbox"/> Primitive <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Lot line adjustment/amendment	6.04 ac	333.97 ac
Proposed # of lots: 1	Smallest lot size: <u>5.93Ac</u>	Largest lot size: <u>5.93Ac</u>
Utilities:	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Cabinet Mountains Assn.	Electric: <input type="checkbox"/> BF <input checked="" type="checkbox"/> NLI
	Sewer: <input type="checkbox"/> BF <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community:	Fire district: South Boundary Fire Protection
	Roads: <input type="checkbox"/> Existing public <input type="checkbox"/> Proposed public <input checked="" type="checkbox"/> Private <input type="checkbox"/> State <input type="checkbox"/> Federal	
	Who will maintain roads? <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private association <input type="checkbox"/> Lot owners	
Special purpose districts (fire, water, irrigation, drainage, etc.):		

TO BE COMPLETED BY COUNTY:

Zone District: <u>Ag/Forestry</u>	Overlay Zones: <input type="checkbox"/> Airport <input checked="" type="checkbox"/> Flood <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: RECEIVED JAN 05 2022 BY: <u>TJV</u>
Floodplain: <u>Zones X & AE</u>	Panel #: <u>1602070710B</u>	Development Permit #: <u>n/a</u>	Receipt #: <u>30361</u>

Smallest Lot: (Wilkinson)
Largest Parcel: (Parsons-Keir)

PROJECT DESCRIPTION:

Describe purpose of application (structure types, services, etc.):

Client would like to adjust their property line to gain 0.1Ac to the North.

REQUIRED:

APPLICATION CHECKLIST:			
COPY OF DEED:	<input checked="" type="checkbox"/>	ACCESS, EASEMENT INFORMATION	<input checked="" type="checkbox"/>
PRELIMINARY PLAT: One 11x17 One electronic copy	<input checked="" type="checkbox"/>	ANY PROPOSED CC&RS	<input type="checkbox"/>
PROPOSED ROAD DESIGN	<input checked="" type="checkbox"/>	UNIQUE SUBDIVISION NAME	<input type="checkbox"/>
ADDITIONAL DOCUMENTS, CHARTS, MAPS, OR DRAWINGS NECESSARY TO CONVEY SCOPE & DESIGN STANDARDS			<input type="checkbox"/>

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 Boundary 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 Signature: Stephen Jack (representative) Date: 12-23-2021

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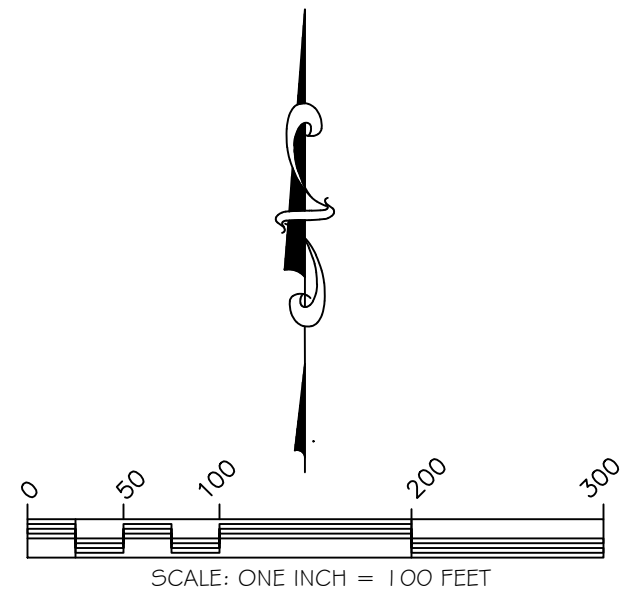
Landowner Signature: _____ Date: _____

Submit with application fee to:
Boundary County Planning & Zoning
P.O. Box 419
Bonners Ferry, ID 83805

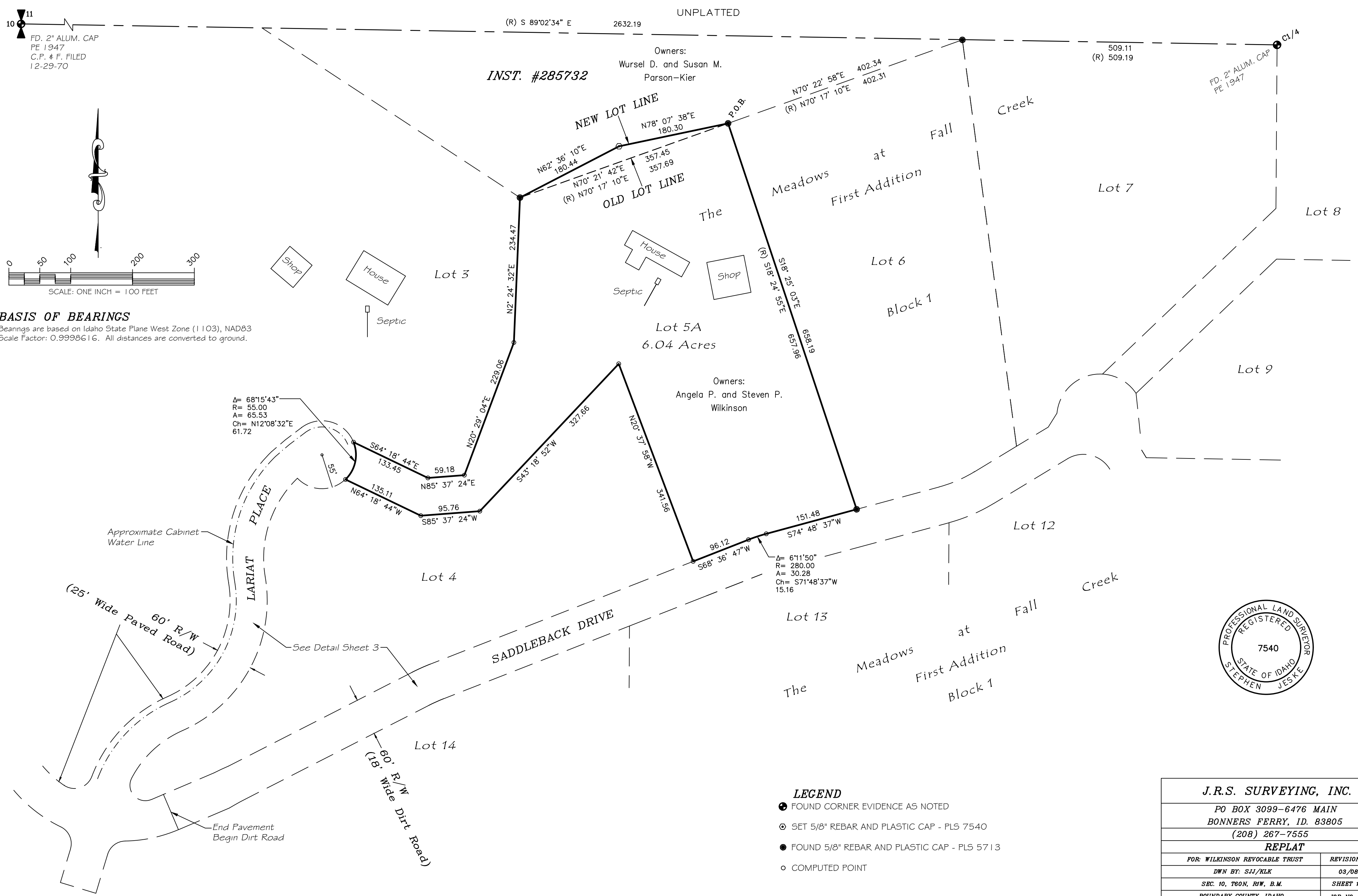
all taxes are current Boundary County treasurer Duane M. Larson 1-5-22

REPLAT
 OF
LOT 5, BLOCK 1
THE MEADOWS AT FALL CREEK FIRST ADDITION
 IN THE
SW1/4 SECTION 10, TOWNSHIP 60 NORTH, RANGE 1 WEST, B.M.
BOUNDARY COUNTY, IDAHO
 Sheet 1 of 3

11
 10
 FD. 2" ALUM. CAP
 PE 1947
 C.P. * F. FILED
 12-29-70



BASIS OF BEARINGS
 Bearings are based on Idaho State Plane West Zone (1103), NAD83
 Scale Factor: 0.9998616. All distances are converted to ground.



Owners:
 Wursel D. and Susan M.
 Parson-Kier

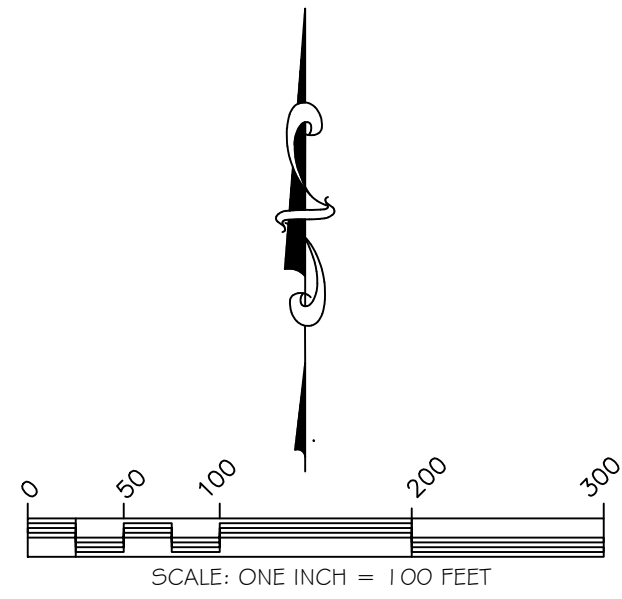
Owners:
 Angela P. and Steven P.
 Wilkinson



- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - ⊙ SET 5/8" REBAR AND PLASTIC CAP - PLS 7540
 - FOUND 5/8" REBAR AND PLASTIC CAP - PLS 5713
 - COMPUTED POINT

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
REPLAT	
FOR: WILKINSON REVOCABLE TRUST	REVISION NO. 1
DWN BY: SJJ/KLK	03/08/2022
SEC. 10, T60N, R1W, B.M.	SHEET 1 OF 3
BOUNDARY COUNTY, IDAHO	JOB NO. 21-148

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 OF
LOT 5, BLOCK 1
THE MEADOWS AT FALL CREEK FIRST ADDITION
 IN THE
SW1/4 SECTION 10, TOWNSHIP 60 NORTH, RANGE 1 WEST, B.M.
BOUNDARY COUNTY, IDAHO
 Sheet 3 of 3

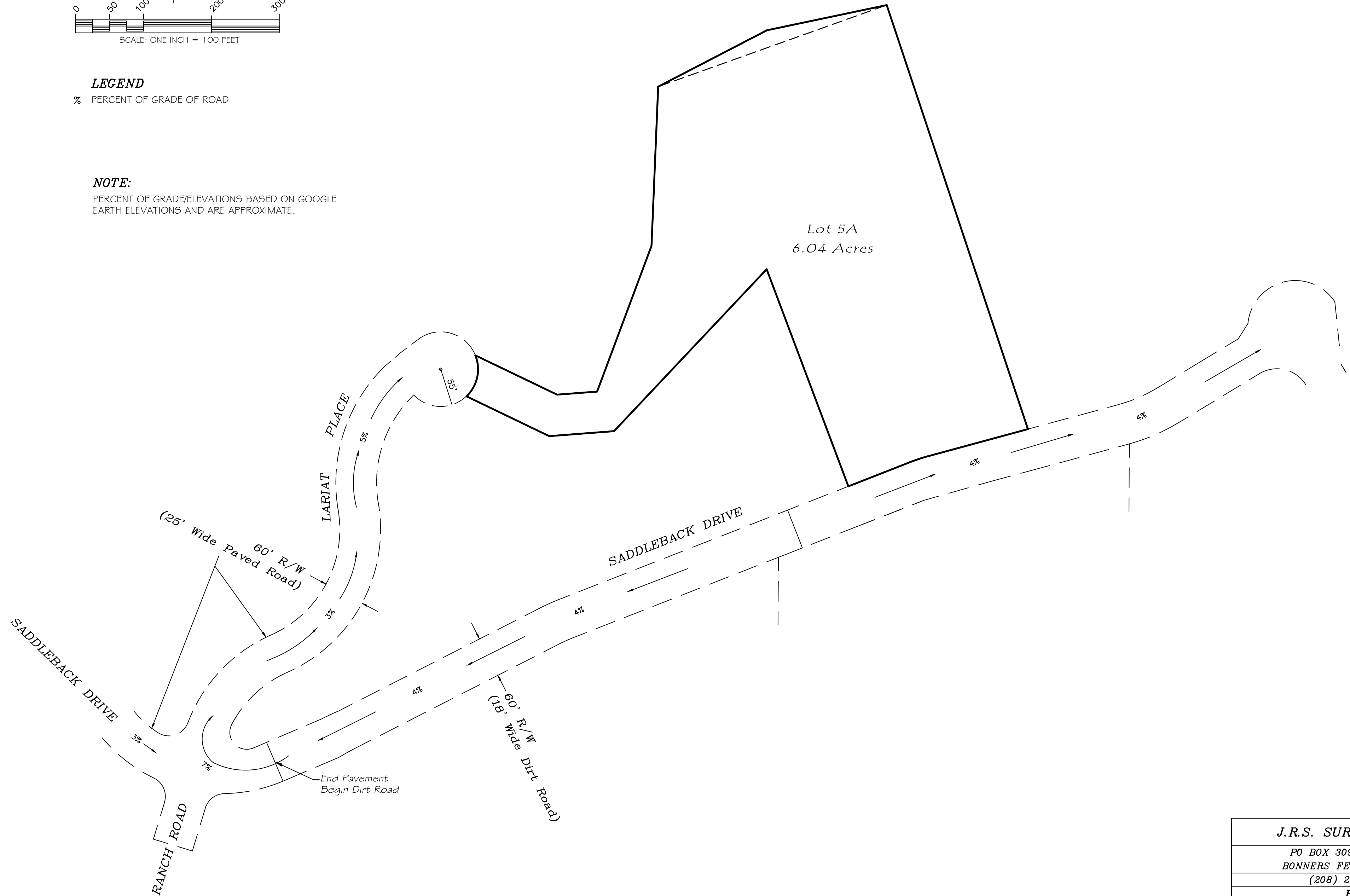


LEGEND

% PERCENT OF GRADE OF ROAD

NOTE:

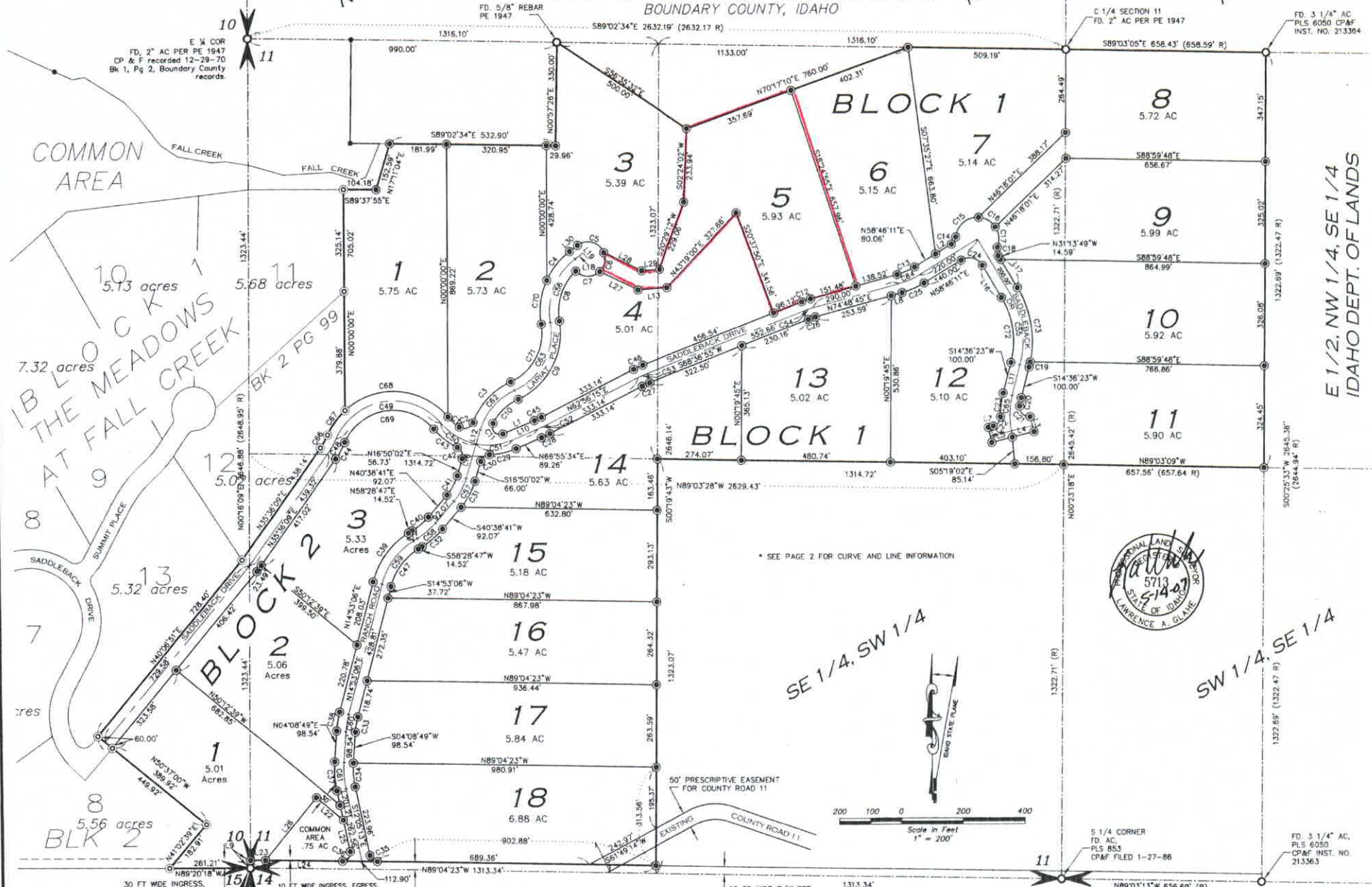
PERCENT OF GRADE/ELEVATIONS BASED ON GOOGLE EARTH ELEVATIONS AND ARE APPROXIMATE.



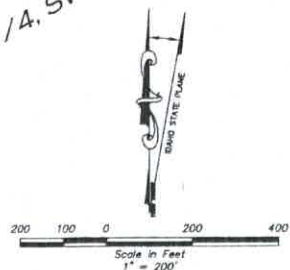
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BOUNDARY COUNTY, IDAHO	JOB NO. 21-148

The Meadows at Fall Creek First Addition

LYING IN A PORTION OF SECTIONS 10 and 11,
TOWNSHIP 60 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BOUNDARY COUNTY, IDAHO



• SEE PAGE 2 FOR CURVE AND LINE INFORMATION



E 1/4 COR
FD, 2" AC PER PE 1947
CP & F recorded 12-29-70
Blk 1, Pg 2, Boundary County records

30 FT WIDE INGRESS, EGRESS, AND MAINTENANCE EASEMENT FOR WATER LINE AND BRIDLE TRAIL

SECTION CORNER
FD, 2" B.C. BY PLS B20
CP & F recorded 1-27-86
Blk 2, pg 36, Boundary County records

10 FT WIDE INGRESS, EGRESS, AND MAINTENANCE EASEMENT FOR BRIDLE TRAIL

25 FT WIDE R/W PER R/W DEED, BOOK 22, PAGE 524

25 FT WIDE R/W PER R/W DEED, BOOK 22, PAGE 524

S 1/4 CORNER
FD, AC.
PLS B53
CP&F FILED 1-27-86

FD, 3 1/4" AC.
PLS B050
CP&F INST. NO. 213364

Project No.	Drawing Name	Plot Date	Scale
05141 Wilmore	05141 Plt 2 Final Plat	5/4/07	1" = 21'
Checked By	Drawn	Date	Sheet
LAG		JAN 2007	5

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864

E 1/2, NW 1/4, SE 1/4
IDAHO DEPT. OF LANDS

STATE OF IDAHO }
County of Boundary }

Filed by: Nationwide Title Clearing Inc.
on 10/16/2017 at 12:31 PM
Glenda Poston
County Recorder G. Graving
By Deputy

Fees: \$ 10.00
E-Recording
Recording Number: 272115

When Recorded Return To:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0012346003

SUBSTITUTION OF TRUSTEE

WHEREAS, DONNA WILSON was the original Trustor, PIONEER TITLE COMPANY was the original Trustee, and WELLS FARGO HOME MORTGAGE, INC was nominee for or the original Beneficiary under that certain Deed of Trust dated 09/19/2002 and recorded in BOUNDARY County, ID, under Instrument # 207541, for the property located in BOUNDARY County, Idaho.

WHEREAS, the undersigned Beneficiary is the nominee for or the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new trustee under said Deed of Trust as listed above, in place and stead of said original Trustee thereunder.

NOTICE IS HEREBY GIVEN that WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION is hereby appointed Successor Trustee under said Deed of Trust.

Dated this 16th day of October in the year 2017.

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.

E. Green
ERCILIA GREEN
VICE PRESIDENT LOAN DOCUMENTATION

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 16th day of October in the year 2017, by Ercilia Green as VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., who, as such VICE PRESIDENT LOAN DOCUMENTATION being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Smorris
SHEILAH MORRIS
COMM EXPIRES: 10/13/2020



SHEILAH MORRIS
Notary Public - State of Florida
My Commission #GG 38533
Expires October 13, 2020

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 400437698 DOCR T131710-08:56:00 [C-2] ERCNID1



D0026570638

21 122 BAC



STATE OF IDAHO }
County of Boundary }
Filed by: Boundary Abstract Company Ltd.
on 02/26/2021 at 02:14 PM
Glenda Poston
County Recorder *[Signature]*
By Deputy

WARRANTY DEED

Fees: \$ 15.00
E-Recording
Recording Number: 285732

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged by

JACQUELYN GALE AS TRUSTEE OF THE JOHN AND JACQUELYN GALE FAMILY TRUST U/A 4/10/86

the Grantor do hereby grant, bargain, sell, convey and warrant unto

WURZEL D PARSONS-KEIR and SUSAN M PARSONS-KEIR, husband and wife, as community property with rights of survivorship

the Grantees whose current address is:

19603 238th Ave NE, Woodinville, WA
98077

the following described premises, to-wit:

See Attached Exhibit A

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that she is the owner in fee simple of said premises; that said premises are free from all encumbrances and that she will warrant and defend the same from all lawful claims whatsoever.

TRUSTEE OF THE JOHN AND JACQUELYN GALE FAMILY TRUST U/A 4/10/86

[Signature]
By: JACQUELYN GALE, TRUSTEE Date 2/18/2021

State of California)

County of Riverside)^{SS}

On this 18 day of February, 2021, before me, the undersigned Notary Public, personally appeared JACQUELYN GALE, known to me to be the Trustee of THE TRUSTEE OF THE JOHN AND JACQUELYN GALE FAMILY TRUST U/A 4/10/86, and known or identified to me to be the person whose name is subscribed to the within instrument for and on behalf of said trust and acknowledged to me that such trust executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public For California
Residing at: Indio CA
Commission Expires: 8/18/22

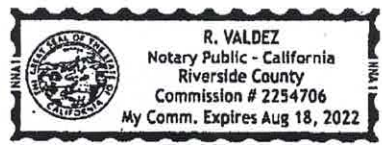


Exhibit A

The South Half of the Northeast Quarter (S1/2 NE1/4) and the Southeast Quarter (SE1/4) of Section Two (2), Township Sixty (60) North, Range One (1) West, B.M., Boundary County, Idaho.

LESS a part of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) and less a part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) both of said Section 2; more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of said Section 2; thence, along the west line of the East Half (E1/2) of said Section 2, S00°59'23"E, 1785.99 feet to a 5/8" rebar being the southeast corner of that portion of the parcel described in Instrument Number 221696 with the description beginning as "AND ALSO, commencing at the Northeast corner of the Southwest Quarter"; thence, leaving said west line S85°03'12"E, 486.37 feet to a rebar and plastic cap marked PLS 6050; thence N28°02'52"E, 654.59 feet to a rebar and plastic cap marked PLS 6050; thence N02°11'36"E, 246.63 feet to a rebar and plastic cap marked PLS 6050; thence N11°25'49"W, 433.58 feet to a rebar and plastic cap marked PLS 6050; thence N47°32'28"E, 307.35 feet to a rebar and plastic cap marked PLS 6050; thence N37°11'08"W, 422.19 feet to a rebar and plastic cap marked PLS 6050; thence N11°42'21"W, 34.79 feet to a point on the north line of said SW1/4 NE1/4, said point being a rebar and plastic cap marked PLS 6050; thence, along said north line, N89°56'56"W, 711.23 feet to the TRUE POINT OF BEGINNING.

AND ALSO the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the East Half of the Northwest Quarter (E1/2 NW1/4) both of Section Eleven (11), Township Sixty (60) North, Range One (1) West, of the Boise Meridian, Boundary County, Idaho.

AND ALSO a tract of land in the Southwest Quarter of the Northeast Quarter (SW1/4 NW1/4) of Section Eleven (11), Township Sixty (60) North, Range One (1) West, of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the northwest corner of the SW1/4 NE1/4 of said Section 11; thence, along the north line of said SW1/4 NE1/4, East, 200 feet to a point; thence, leaving said north line, southwesterly to the southwest corner of said SW1/4 NE1/4; thence, along the west line of said SW1/4 NE1/4, North, 1320 feet to the TRUE POINT OF BEGINNING.

AND ALSO a tract of land in the Southwest Quarter (SW1/4) of Section Eleven (11), Township Sixty (60) North, Range One (1) West, of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Commencing at the northwest corner of the SW1/4 of said Section 11; thence, along the north line of said SW1/4, East, 990 feet to the TRUE POINT OF BEGINNING; thence, leaving said north line, 35° South of East, 500 feet to a point; thence 65° East of North, 760 feet to the north line of said SW1/4; thence, along said north line, West, 1133 feet to the TRUE POINT OF BEGINNING.

AND ALSO a tract of land in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Eleven (11), Township Sixty (60) North, Range One (1) West, of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the southeast corner of the SW1/4 NW1/4 of said Section 11; thence, along the south line of said SW1/4 NW1/4, West, 330 feet to a point; thence, leaving said south line and parallel to the west line of said SW1/4 NW1/4, North, 440 feet to a point; thence, parallel to the south line of said SW1/4 NW1/4, East, 330 feet to a point on the east line of said SW1/4 NW1/4; thence, along said east line, South 440 feet to the TRUE POINT OF BEGINNING.

RECEIVED

By Tessa Vogel at 8:48 am, Mar 14, 2022

Topographic Map

2200

KLEIN
RONALD
L

COBLE
BIBIANA

WILKINSON

HERBERT
CURTIS J



RECEIVED

By Tessa Vogel at 8:48 am, Mar 14, 2022

Vicinity Map

