



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

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

FILE #:
25-0018

APPLICANT INFORMATION:

Landowner Name: Naumann Rev Inter Vivos Trust		
Mailing Address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]
Phone: [REDACTED]	Email: [REDACTED]	

REPRESENTATIVE INFORMATION:

Representative's name: James R. Staples		
Company name: J.R.S. Surveying, Inc.		
Mailing Address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]
Phone: [REDACTED]	Email: [REDACTED]	

PARCEL INFORMATION:

Parcel #: RP61N01E222500A	Parcel Acreage: 33.6	Parcel Zone: AG/FOREST
Subdivision name: Garland Estates		<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat
Point of access: Ranger Road	Nearest public road: Kootenai Trail Road	
Subdivision type: <input checked="" type="checkbox"/> Primitive <input type="checkbox"/> Rural <input type="checkbox"/> Lot line adjustment/amendment		
Proposed # of lots: 2	Smallest lot size: 10 acres	Largest lot size: 23.6 acres
Utilities:	Water: <input checked="" type="checkbox"/> Well <input type="checkbox"/> _____ 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: Paradise Valley Fire District
	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 type="checkbox"/> Private association <input checked="" type="checkbox"/> Lot owners	
Special purpose districts (fire, water, irrigation, drainage, etc.): _____		

TO BE COMPLETED BY COUNTY:

Zone District:	Overlay Zones: <input type="checkbox"/> Airport <input type="checkbox"/> Flood <input type="checkbox"/> Wetland <input type="checkbox"/> None <input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: RECEIVED DEC 05 2024 33728
Floodplain:	Panel #:	Development Permit #:
		Receipt #:

PROJECT DESCRIPTION:

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

The purpose of this application is to create two lots: 1) Lot 1: 23.60 acres, 2) Lot 2: 10.00 acres.

The parcel has no existing structures. Level of services for water will be provided by wells unless Cabinet Mountain Water becomes available, individual septic systems, Northern Lights, Inc. and Avista Natural Gas.

REQUIRED:

APPLICATION CHECKLIST:

Submitted w/ other application

COPY OF DEED: <input type="checkbox"/>	ACCESS, EASEMENT INFORMATION <input type="checkbox"/>	PROPOSED/APPROVED ROAD NAME <input type="checkbox"/>
PRELIMINARY PLAT: One 11x17 <input checked="" type="checkbox"/> One electronic copy	ANY PROPOSED CC&RS <input type="checkbox"/>	APPLICABLE WILL-SERVE LETTERS <input type="checkbox"/>
PROPOSED ROAD DESIGN <input type="checkbox"/>	UNIQUE SUBDIVISION NAME <input checked="" type="checkbox"/>	FEES <input checked="" 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.

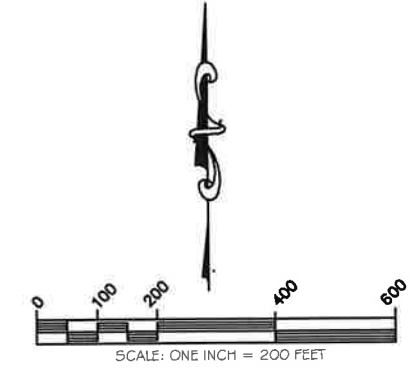
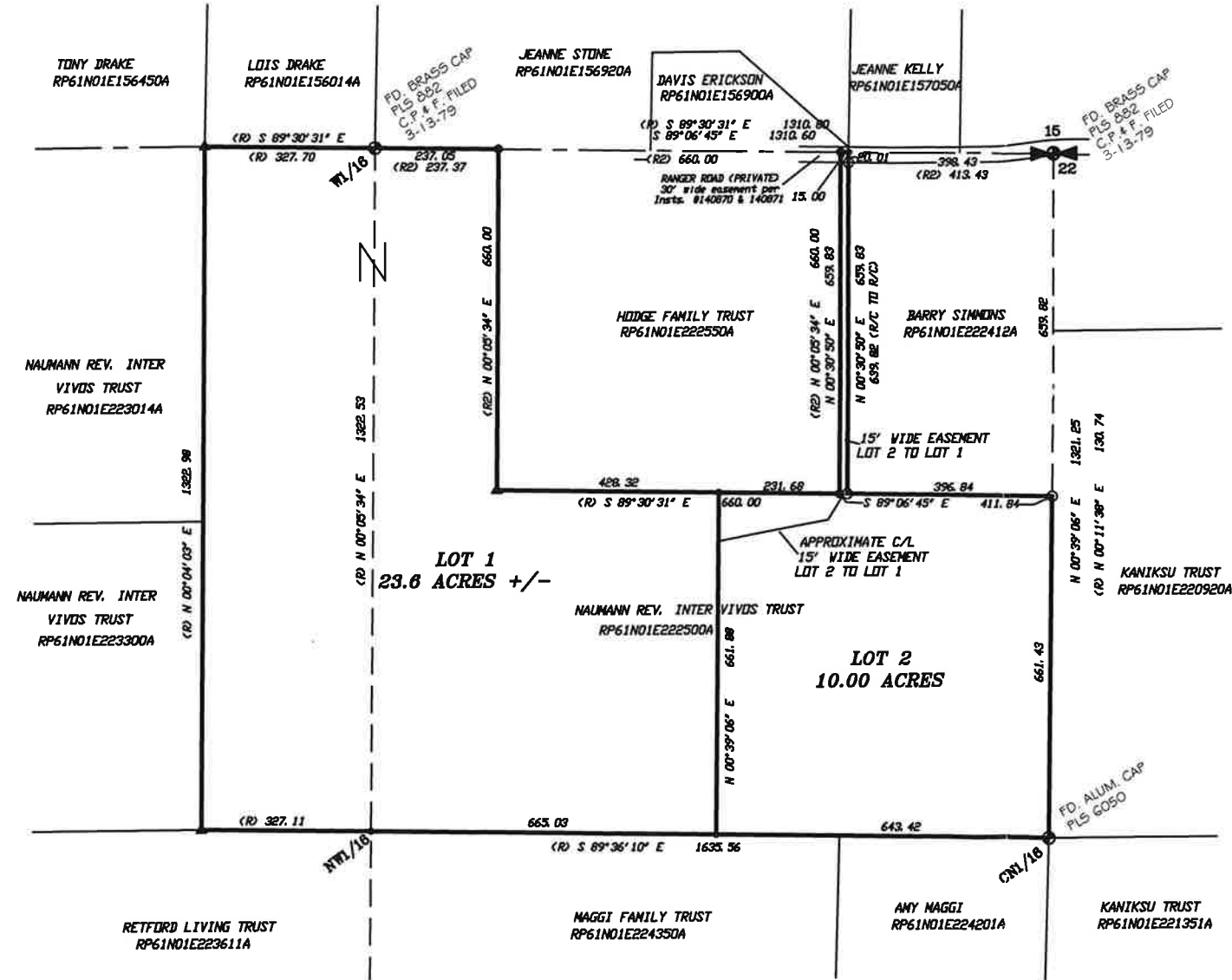
Landowner Signature: *Orin Koberst J.R.S.* Date: *12/4/2024*
Representative

Landowner Signature: _____ Date: _____

Landowner Signature: _____ Date: _____

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

PRELIMINARY PLAT
GARLAND ESTATES
 IN THE
NE1/4 NW1/4 OF SECTION 22
TOWNSHIP 61 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO
 FOR
NAUMANN REV. INTER VIVOS TRUST



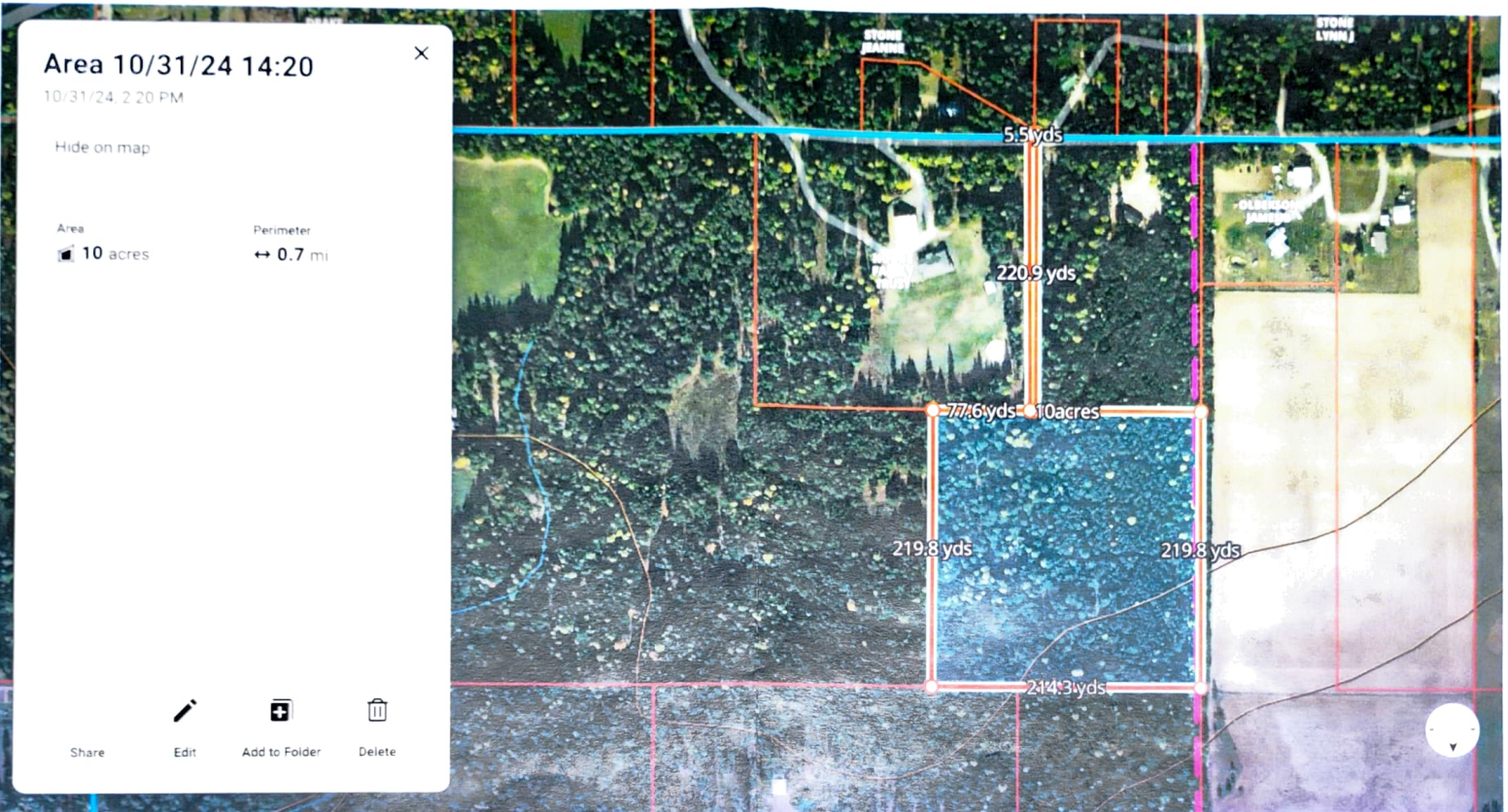
NOTE
 Exact location of easement from lot 2 to lot 1 to be determined.

SPECIAL PURPOSE DISTRICTS
 CABINET MOUNTAIN WATER DISTRICT
 PARADISE VALLEY FIRE DISTRICT
 BOUNDARY COUNTY SCHOOL DISTRICT #101

LEVEL OF SERVICES
 Water will be provided by individual wells (unless Cabinet Mountain Water becomes available) and septic will be disposed of via an individual septic systems.
 Northern Lights, Inc.
 Avista Natural Gas.

BASIS OF BEARINGS
 Bearings are based on Idaho State Plane West Zone (1103). NAD83 Scale Factor: .9997024718. All distances are converted to ground.

J. R. S. SURVEYING, INC.	
P. O. BOX 3099 - 6476 S. MAIN ST. BONNERS FERRY, IDAHO 83805 208-267-7555	
PRELIMINARY PLAT	
FOR NAUMANN REV. INTER VIVOS TRUST	
DWN BY-JOH	11-26-2024
SEC. 22, T61N, R1E, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JRS 224-98



Area 10/31/24 14:20



10/31/24, 2 20 PM

Hide on map

Area
10 acres

Perimeter
0.7 mi



Edit



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RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

THOMAS A. BUSHNELL
ATTORNEY AT LAW, P.A.
P.O. Box 1833
Bonners Ferry, ID 83805

STATE OF IDAHO }
County of Boundary } SS.
Filed by Thomas Bushnell
on 12-22-10 at 12:55
Glenda Poston
County Recorder C. Gramer
By Deputy
Fee \$ 15.00
Mail to Bushnell Law

273221

(Space Above For Recorder's Use)

QUITCLAIM DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged LINDBERG FAMILY TRUST ("Grantors"), do hereby release and forever quitclaim unto MICHAEL A. NAUMANN and LAURIE K. NAUMANN as Trustees of THE MICHAEL A. NAUMANN and LAURIE K. NAUMANN REVOCABLE INTER VIVOS TRUST ("Grantees"), whose address is 1112 Kootenai Trail Road, Naples Idaho 83845 and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Boundary County, State of Idaho, to-wit:

THE NORTH HALF OF THE NORTHWEST QUARTER, LESS THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION TWENTY-TWO (22), TOWNSHIP SIXTY-ONE (61) NORTH, RANGE ONE (1) EAST, BOISE MERIDIAN.

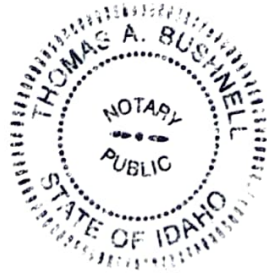
LESS:

A tract of land in the North Half of the Northwest Quarter (N ½ NW ¼) of Section Twenty-two (22), Township Sixty-one (61) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

273221

and the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



A handwritten signature in cursive script, reading "Thomas A. Bushnell".

NOTARY PUBLIC FOR IDAHO
Residing at Boundary County, Idaho
My Commission Expires: 10/13/2022