



# BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

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

FILE #:  
*25-0127*

## APPLICANT INFORMATION:

Landowner Name: Chaves, Zenon			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

## REPRESENTATIVE INFORMATION:

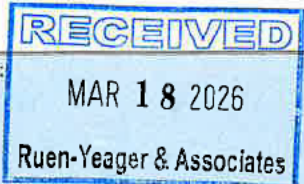
Representative's name:			
Company name: J.R.S. Surveying, Inc.			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

## PARCEL INFORMATION:

Parcel #: RP65N01W159000A	Parcel Acreage: 20.15	Parcel Zone: Ag Forest 10
Subdivision name:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat	
Point of access: Bristle Cone Road	Nearest public road: Bristle Cone Road	
Subdivision type:	<input type="checkbox"/> Primitive <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Lot line adjustment/amendment	
Proposed # of lots: 2	Smallest lot size: 10.00	Largest lot size: 10.15
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: Hall Mountain Fire Department
	Roads: <input checked="" type="checkbox"/> Existing public <input type="checkbox"/> Proposed public <input type="checkbox"/> Private <input type="checkbox"/> State <input type="checkbox"/> Federal	
	Who will maintain roads? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private association <input type="checkbox"/> Lot owners	
Special purpose districts (fire, water, irrigation, drainage, etc.): <i>*see preliminary plat</i>		

## TO BE COMPLETED BY COUNTY:

Zone District: <i>Ag/Forestry</i>	Overlay Zones: <input type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: <b>MAR 18 2026</b> Ruen-Yeager & Associates
Floodplain: <i>Zone X</i>	Panel #: <i>1607070150B</i>	Development Permit #: <i>n/a</i>	Receipt #: <i>33908; 33896</i>	



**PROJECT DESCRIPTION:**

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

The purpose of this application is to divide an existing 20.15 acre parcel into two separate parcels at or above the minimum zoned acreages.

*\* Note: This was originally File # 25-0127 for Mark Carey. He sold to ~~Mark~~ Fenon Chaves. Everything else is the same.*

**REQUIRED:**

APPLICATION CHECKLIST:			
COPY OF DEED: <input checked="" 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 type="checkbox"/>	\$550 pd. 7/3/25 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: *Carl Koberstein* Date: *3/12/26*  
*J.R.S. Representative*

Landowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

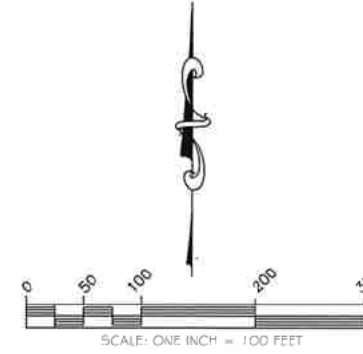
Submit with application fee to:  
 Boundary County Planning & Zoning  
 P.O. Box 419  
 Bonners Ferry, ID 83805

# PRELIMINARY PLAT

IN THE  
**SE1/4 OF SECTION 15**  
**TOWNSHIP 65 NORTH, RANGE 1 WEST, B.M.**  
**BOUNDARY COUNTY, IDAHO**  
 FOR  
**ZENON CHAVES**

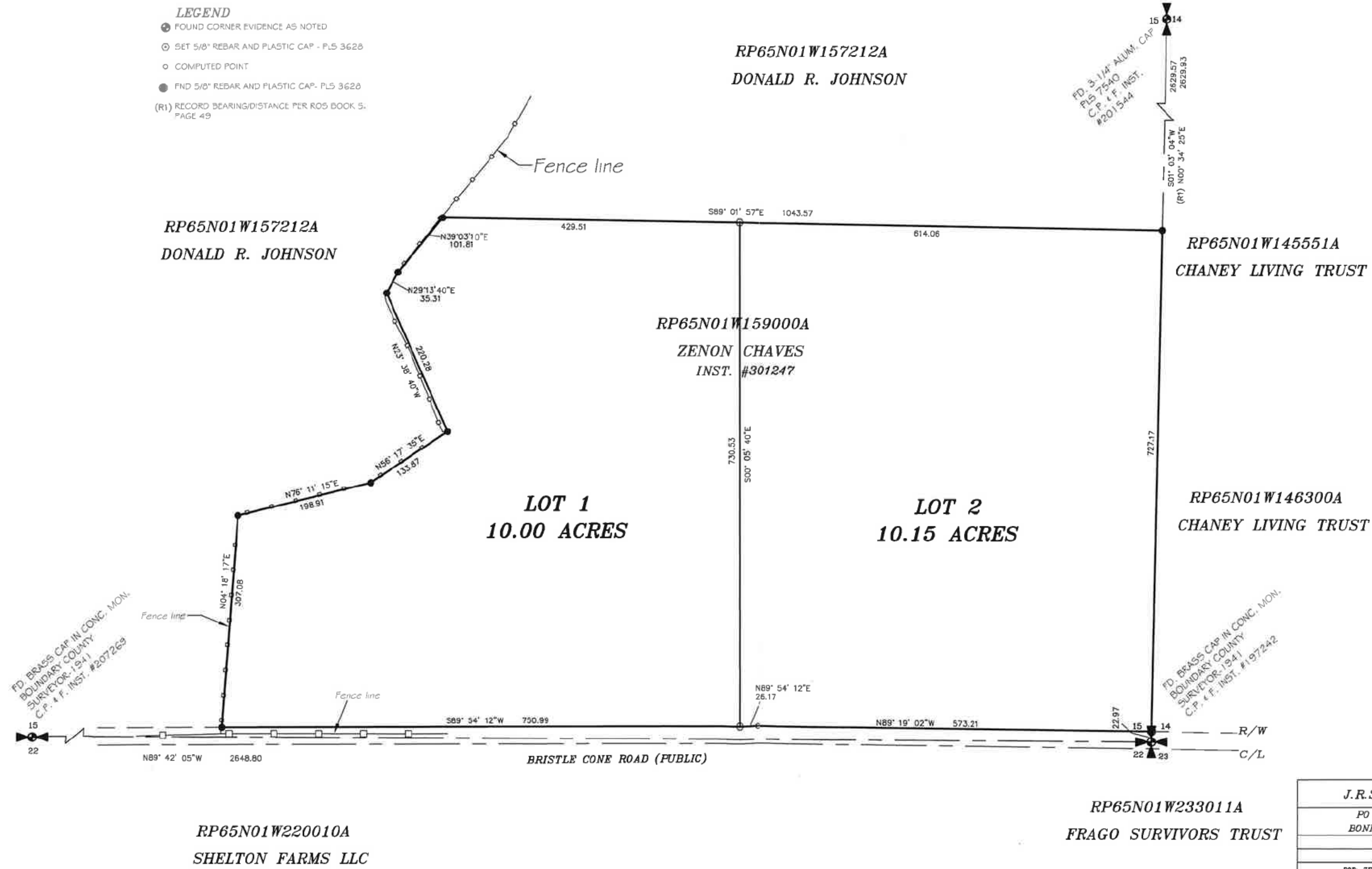
**LEVEL OF SERVICES**  
 WATER FROM INDIVIDUAL WELLS  
 INDIVIDUAL SEPTIC SYSTEMS

**SPECIAL PURPOSE DISTRICTS**  
 HALL MOUNTAIN FIRE DISTRICT  
 BOUNDARY COUNTY SCHOOL DISTRICT #101



**LEGEND**

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT
- FND 5/8" REBAR AND PLASTIC CAP- PLS 3628
- (R1) RECORD BEARING/DISTANCE PER ROS BOOK 5, PAGE 49



<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
<b>PRELIMINARY PLAT</b>	
FOR: ZENON CHAVES	REVISION NO. 1
DWN BY: JDM/CK	09/11/2025
SE 1/4 SEC. 15, T65N, R1W, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB NO. 25-57



STATE OF IDAHO }  
County of Boundary }  
Filed by: Alliance Title - Bonners Ferry Office  
on 10/10/2025 at 09:12 AM  
Glenda Poston  
County Recorder [Signature]  
By Deputy

Fees: \$ 15.00  
E-Recording  
Recording Number: 301247

**WARRANTY DEED**

Escrow No.: 1028788

**FOR VALUE RECEIVED**

**Mark J Carey and Lorelee Carey, as Trustees of The Carey Family Legacy Revocable Trust, and Isaac Carey and Kearah Carey, husband and wife as community property with right of survivorship**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Zenon Chaves, an unmarried man**

whose current address is:

10909 Longview Ave  
Atwater, CA 95301

the grantee(s), the following described premises, in Boundary County, Idaho,  
TO WIT:

**See Attached Exhibit 'A'**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 10/10/2025

The Carey Family Legacy Revocable Trust

[Signature]  
By: Mark J Carey, Trustee

[Signature]  
By: Lorelee Carey, Trustee

[Signature]  
Isaac Carey

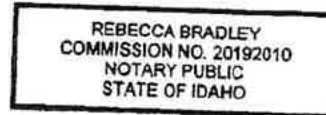
[Signature]  
Kearah Carey

State of Idaho } ss.  
County of Boundary }

On this 7<sup>th</sup> day of October, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Mark J Carey and Lorelee Carey** known or identified to me to be the persons whose names are subscribed to the foregoing instrument as trustees of The Carey Family Legacy Revocable Trust and acknowledged that he/she/they executed the same as Trustee.

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

Rebecca Bradley  
Notary Public for the State of Idaho  
Residing at: Bonners Ferry  
Commission Expires: 09/30/2031



State of Idaho } ss  
County of Boundary }

On this 10<sup>th</sup> day of October, 2025 before me, the undersigned, a Notary Public in and for said state, personally appeared **Isaac Carey and Kearah Carey**, known or identified to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed 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.

Sharlene Delaney  
Notary Public for the State of Idaho  
Residing at: Bonners Ferry  
Commission Expires: 09/30/2031

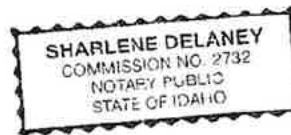


EXHIBIT 'A'

File No. 1028788

A tract of land in the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Fifteen (15), Township Sixty-five (65) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

Beginning at the intersection of the East line of said Section 15 and the northerly right of way of the County Road (Bristlecone Road) which is N 01°03'04" E, 22.97 feet from the Southeast corner of Section 15; thence along the East line of the Section, N 01°03'04" E, 727.17 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628;  
thence N 89°01'57" W, 1043.57 feet to a 5/8 inch rebar and plastic stamped PLS 3628;  
thence S 39°03'10" W, 101.81 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628;  
thence S 29°13'40" W, 35.31 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628;  
thence S 23°38'40" E, 220.28 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628;  
thence S 58°17'35" W, 133.87 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628;  
thence S 76°11'15" W, 198.91 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628;  
thence S 04°18'17" W, 307.08 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the northerly right of way of the County Road;  
thence along the County Road right of way, N 89°54'12" E, 777.17 feet; thence S 89°19'02" E, 573.21 feet to the POINT of BEGINNING.

TOGETHER WITH a utility easement 30 feet in width along the East line of Section 15 from the Southwesterly right of way of State Highway No. 1 to the north line of the above described property.