



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

FILE #: 26-0035

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

APPLICANT INFORMATION:

Landowner Name: Mark J. and Loralee Carey, trustees of the Carey Family Legacy Rev. 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 #: RP63N03E304211A

Parcel Acreage: 24.08 net

Parcel Zone: AG/Forest 10

Subdivision name: to be named

New Amendment Re-plat

Point of access: Deer Creek Road

Nearest public road: Deer Creek Road

Subdivision type: Primitive Rural Lot line adjustment/amendment

Proposed # of lots: 2

Smallest lot size: 10.00 net

Largest lot size: 14.08 net

Utilities:

Water: Well _____ Assn.

Electric: BF NLI

Sewer: BF Septic Community: _____

Fire district: Curley Creek Vol. Fire Dist.

Roads: Existing public Proposed public Private State Federal

Who will maintain roads? Public Private association Lot owners

Special purpose districts (fire, water, irrigation, drainage, etc.): _____

TO BE COMPLETED BY COUNTY:

Zone District: Ag/Forestry	Overlay Zones:	<input type="checkbox"/> Airport <input 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
Floodplain: Zone D	Panel #: 1602070425B & 450B	Development Permit #: n/a			JAN 06 2026 33968 Receipt #: BY:

PROJECT DESCRIPTION:

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

The purpose of this plat is to divide an existing parcel into 2 parcels.

The parcel has been deeded from Lopez to Carey but the county GIS has not been updated. Lopez paid but Carey is the current legal landowner.

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 One electronic copy	<input checked="" type="checkbox"/>	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"/>	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:

Oral Koberstein, J.R.S.
Surveying

Date:

1/4/26

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
FOR
GUARDIAN ESTATES
IN THE
NE1/4 SW1/4 SECTION 30

*TOWNSHIP 63 NORTH, RANGE 3 EAST, B.M.
BOUNDARY COUNTY, IDAHO
FOR
THE CAREY FAMILY LEGACY REVOCABLE TRUS*

THE CAREY FAMILY LEGACY REVOCABLE TRUST

TOWNSHIP 63 NORTH, RANGE 13 EAST, BOUNDARY COUNTY, IDAHO, FOR THE CAREY FAMILY LEGACY ROAD

LOT 1
10.00 ACRES (NET)
10.70 ACRES (GROSS)

LOT 2
14.08 ACRES (NET)
14.38 ACRES (GROSS)

RP63N03E300010A USFS

RP63N03E304950A Carey Family Legacy Rev Trust

RP63N03E304950A Carey Family Legacy Rev Trust

Scale: ONE INCH = 100 FEET

Legend:

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" REBAR AND PLASTIC CAP - PLS 3628
- FOUND 3/4" ALUMINUM CAP
- FOUND ALUMINUM MONUMENT PLS 1947
- COMPUTED POINT
- (R) RECORD BEARING/DISTANCE PER ROS BOOK 1, PAGE 47

SURVEYOR'S CERTIFICATE

I, James R. Staples, Idaho Land Surveyor, certify that the plat hereon is a true and correct representation of the property surveyed in conformance with the Idaho Code 31-2709, 1973 and Idaho Code 50-13 and accepted methods of surveying.

**PLS 3628
1-13-26
INST. #301398**

PROFESSIONAL SURVEYOR

LEGEND

- ⊕ FOUND CORNER EVIDENCE AS NOTED
- ⊕ SET 5/8" REBAR AND PLASTIC CAP - PLS 3628
- ⊕ FOUND 3/4" ALUMINUM CAP
- FOUND ALUMINUM MONUMENT PE/LS 1947
- COMPUTED POINT

(R) RECORD BEARING/DISTANCE PER ROS BOOK 1,
PAGE 47

SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and Idaho Code 50-13 and accepted methods and procedures of surveying.



J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
BONNERS FERRY, ID. 83805

(208) 267-7555

PRELIMINARY PLAT

CAREY FAMILY REV. TRUST	REVISION
DKW, DK, JPC (KJK/CJK)	1/10/04

DWN BY: JRS/KLK/CR *1/16/2*

SEC. 30, TOWN, R.R., E.M. **OWNER**
BOUNDARY COUNTY, IDAHO **JOB NO.**

Page 1 of 1

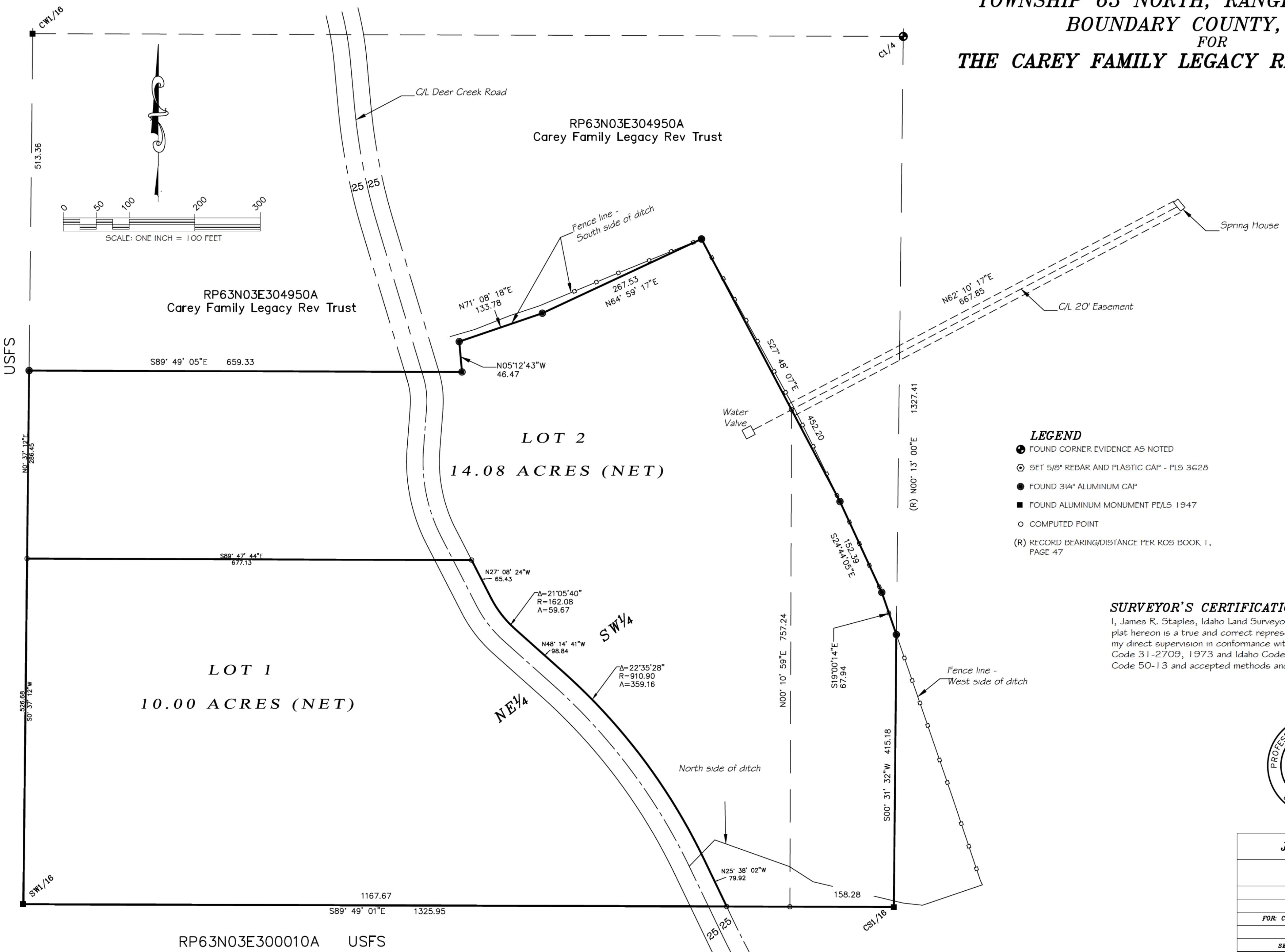
**PRELIMINARY PLAT
FOR
GUARDIAN ESTATES
IN THE
NE1/4 SW1/4 SECTION 30**

**TOWNSHIP 63 NORTH, RANGE 3 EAST, B.M.
BOUNDARY COUNTY, IDAHO**

**FOR
THE CAREY FAMILY LEGACY REVOCABLE TRUST**

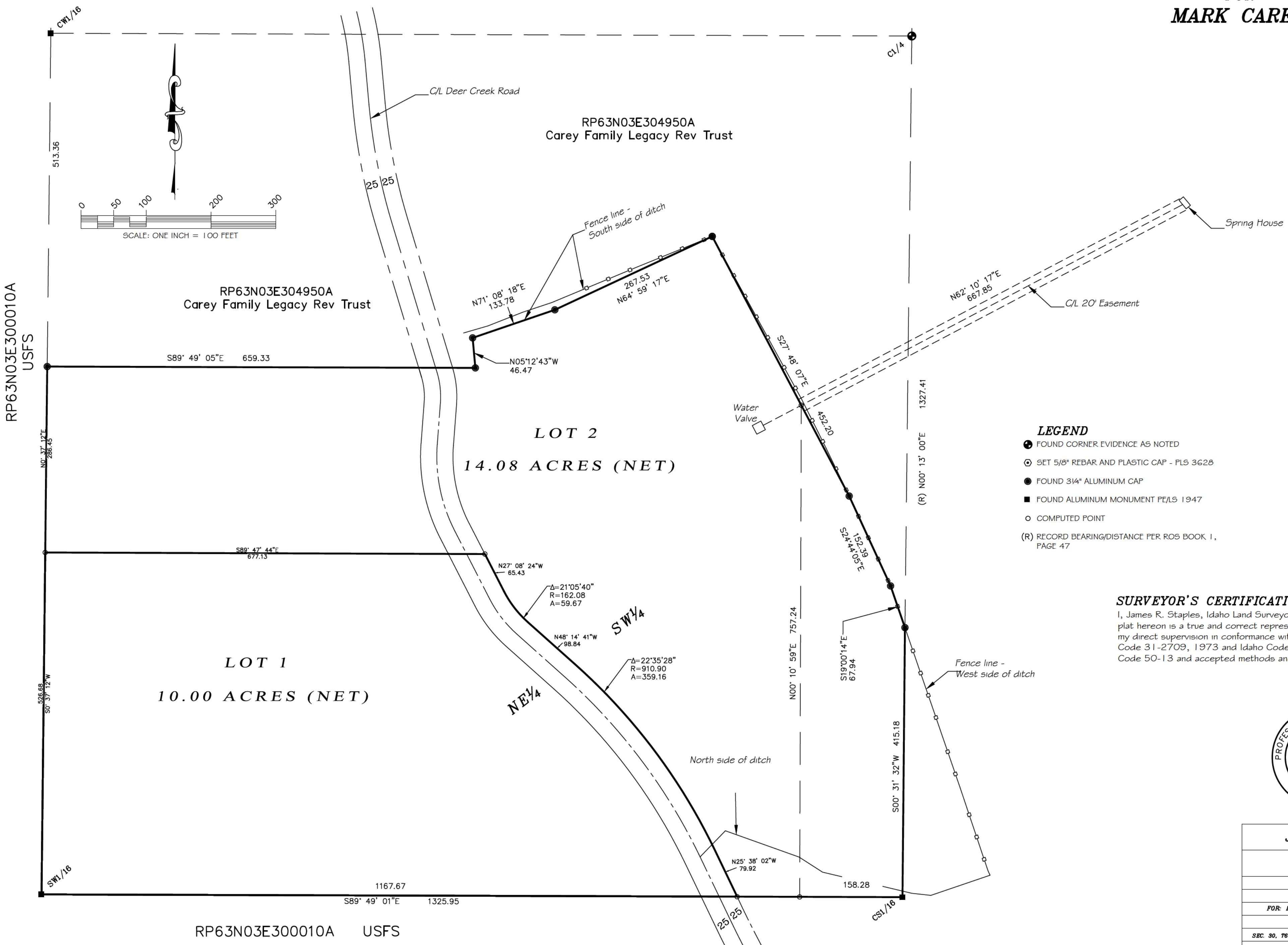
SPECIAL PURPOSE DISTRICTS
NORTHERN LIGHTS, INC.
CURLEY CREEK VOLUNTEER FIRE DISTRICT
BOUNDARY COUNTY SCHOOL DISTRICT #101

WATER AND SEWER CERTIFICATION
Private Well and Individual Septic System and Drainfields.



PRELIMINARY PLAT

IN THE
NE1/4 SW1/4 SECTION 30
TOWNSHIP 63 NORTH, RANGE 3 EAST, B.M.
BOUNDARY COUNTY, IDAHO
FOR
MARK CAREY





STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 12/02/2025 at 01:30 PM

Glenda Poston
County Recorder *Charmaine*
By Deputy

Fees \$ 15.00
E-Recording
Recording Number: 301695

WARRANTY DEED

Escrow No.: 1042106

FOR VALUE RECEIVED

Terry J Lopez, as Trustee of The Camilo M And Terry J Lopez Revocable Inter Vivos Trust dated March 22, 2018, who acquired title as Camilo M Lopez (now deceased) and Terry J Lopez, as Trustees of The Camilo M and Terry J Lopez Revocable Inter Vivos Trust

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

Mark J Carey and Loralee Carey, as Trustees of The Carey Family Legacy Revocable Trust dated August 12, 2025

whose current address is:

111 Wistful Way
Bonners Ferry, ID 83805

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: December 2, 2025

The Camilo M And Terry J Lopez Revocable Inter Vivos Trust dated March 22, 2018

Terry J Lopez

By: Terry J Lopez, Trustee

State of Idaho} ss.
County of Boundary}

On this 2nd day of December, 2025, before me, Rebecca Bradley, a Notary Public in and for said state, personally appeared **Terry J Lopez** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Camilo M Lopez and Terry J Lopez Revocable Inter Vivos Trust dated March 22, 2018 and acknowledged that she 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

REBECCA BRADLEY
COMMISSION NO. 20192010
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT 'A'

File No. 1042106

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION THIRTY (30), TOWNSHIP SIXTY-THREE (63) NORTH, RANGE THREE (3) EAST OF THE BOISE MERIDIAN, BOUNDARY COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 30 WHICH IS MARKED ON THE GROUND BY AN ALUMINUM PIPE AND CAP STAMPED PE/LS 1947; THENCE ALONG THE SOUTH LINE OF THE NE1/4 SW1/4 S 89°49'01" E, 1325.95 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE SW1/4 WHICH IS MARKED ON THE GROUND BY AN ALUMINUM PIPE AND CAP STAMPED PE/LS 1947; THENCE, N 00°32'05" E, 414.99 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628; THENCE N 19°00'14" W, 68.14 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628; THENCE N 24°44'05" W, 152.40 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628; THENCE N 27°48'07" W, 452.20 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628; THENCE S 64°59'17" W, 267.53 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628; THENCE S 71°08'18" W, 133.78 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628; THENCE S 05°12'43" E, 46.47 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628; THENCE N 89°49'05" W, 659.33 FEET TO A 5/8 INCH REBAR AND PLASTIC CAP STAMPED PLS 3628 ON THE WEST LINE OF THE NE1/4 SW1/4; THENCE ALONG THE WEST LINE OF THE NE1/4 SW1/4, S 00°37'12" W, 813.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT, 20 FEET IN WIDTH, FOR AN EXISTING WATER LINE WHICH IS 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY WHICH IS N 89°49'01" W, 158.28 FEET FROM THE SOUTHEAST CORNER OF THE NE1/4 OF THE SW1/4; THENCE PERPENDICULAR TO THE SOUTH LINE OF THE PROPERTY, N 00°10'59" E, 757.24 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY AND THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE N 62°10'17" E, 667.85 FEET TO THE CENTER OF AN EXISTING SPRING SHED AND THE TERMINUS OF THIS EASEMENT; WITH THE SIDELINES BEING EXTENDED OR SHORTENED TO INTERSECT ADJACENT BOUNDARIES.

SUBJECT TO COUNTY ROAD RIGHT OF WAY.