



# BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

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

FILE #: 26-0035

## APPLICANT INFORMATION:

Landowner Name: Mark J. and Lorelee 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		<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat
Point of access: Deer Creek Road		Nearest public road: Deer Creek 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 net	Largest lot size: 14.08 net
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: Curley Creek Vol. Fire Dist.
	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.): _____		

## TO BE COMPLETED BY COUNTY:

Zone District: Ag/Forestry	Overlay Zones: <input type="checkbox"/> Airport <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Flood <input type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: RECEIVED JAN 06 2026 33968
Floodplain: Zone D	Panel #: 1602070425B & 450B	Development Permit #: n/a	Receipt #:

**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. Date: 1/4/26  
Surveying Representative

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

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

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



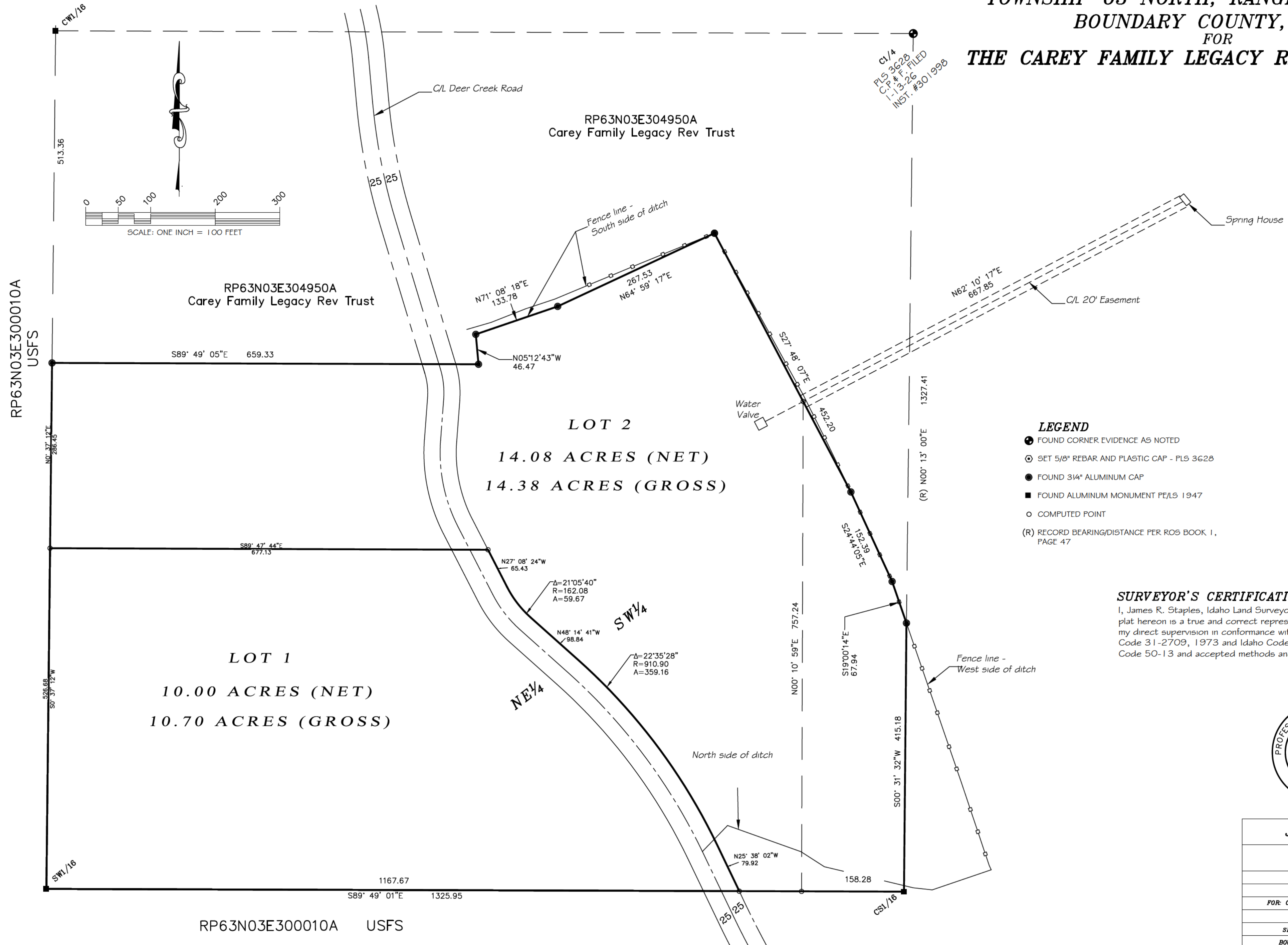
**SPECIAL PURPOSE DISTRICTS**  
NORTHERN LIGHTS, INC.  
CURLEY CREEK VOLUNTEER FIRE DISTRICT  
BOUNDARY COUNTY SCHOOL DISTRICT #101

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

# PRELIMINARY PLAT 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**

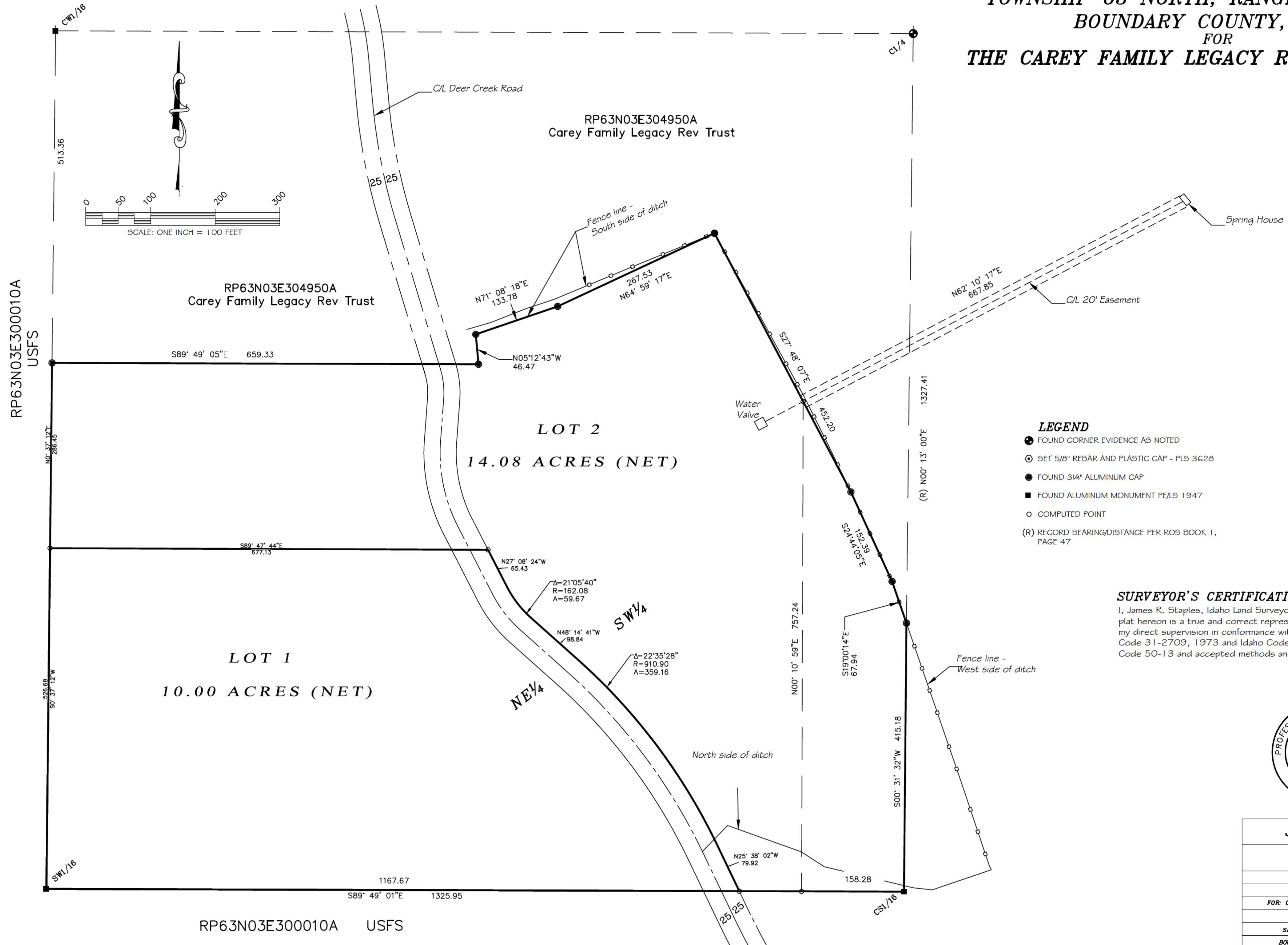


<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
<b>PRELIMINARY PLAT</b>	
FOR: CAREY FAMILY REV. TRUST	REVISION NO. 3
DWN BY: JRS/KLK/CK	1/16/2026
SEC. 30, T63N, R3E, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB NO. 25-76

**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**  
**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**



- 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.



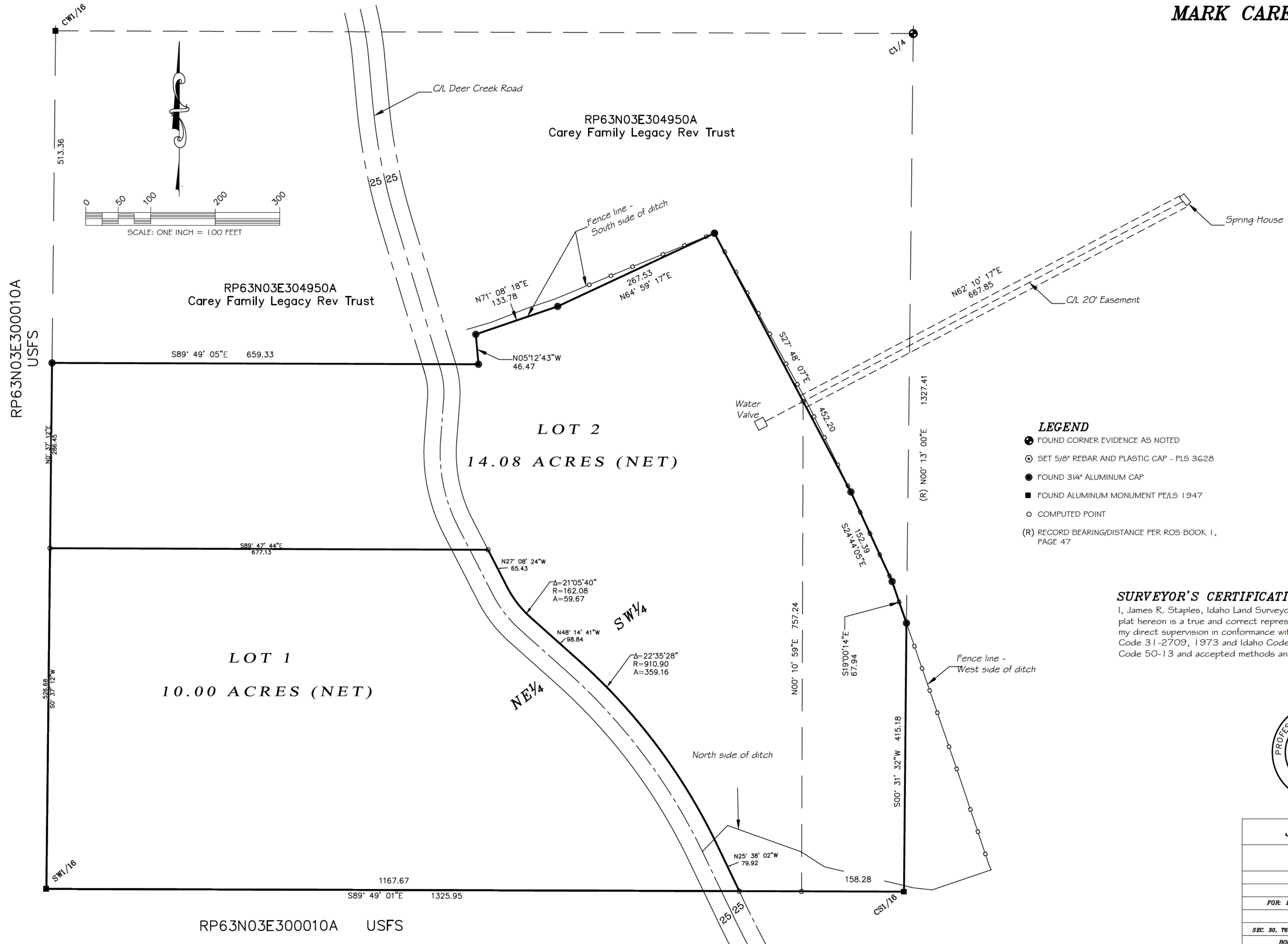
<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
<b>PRELIMINARY PLAT</b>	
FOR: CAREY FAMILY REV. TRUST	REVISION NO. 2
DWN BY: JRS/KLK/CK	1/8/2026
SEC. 30, T63N, R3E, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB NO. 25-76



# PRELIMINARY PLAT

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

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





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 *CC*  
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 Lorelee 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.