



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

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

FILE #:

26-0073

APPLICANT INFORMATION:

Landowner Name: Paul Mast			
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 #: RP0093000001AA	Parcel Acreage: 12.00	Parcel Zone: Ag/Forest 10
Subdivision name: Schrock Acres Replat		<input type="checkbox"/> New <input type="checkbox"/> Amendment <input checked="" type="checkbox"/> Re-plat
Point of access: Legacy Ridge Lane	Nearest public road: Smith Lake Rd.	
Subdivision type: <input type="checkbox"/> Primitive <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Lot line adjustment/amendment		
Proposed # of lots: 2	Smallest lot size: 10.10	Largest lot size: 11.90
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: North Bench Fire Dist.
	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.): N. Bench Fire, Bo. Co. School Dist., NLI		

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: <i>March 26, 2026</i>
Floodplain: <i>Zone X</i>	Panel #: <i>1602070400B</i>	Development Permit #: <i>n/a</i>		Receipt #: <i>34601</i>

PROJECT DESCRIPTION:

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

The purpose of this replat is to adjust the lot line between Lots 1A and 1B to account for a structure built near/on the boundary line of the two lots.

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 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: Coral Kobler, J.R.S. Surveying Date: 3/24/2026
Representative

Landowner Signature: _____ Date: _____

Landowner Signature: _____ Date: _____

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

PLANNING AND ZONING CERTIFICATE

The Amended RePlat of Schrock Acres Subdivision has been examined and approved per Boundary County No. 26-XXXX.

Boundary County Planning and Zoning Administrator

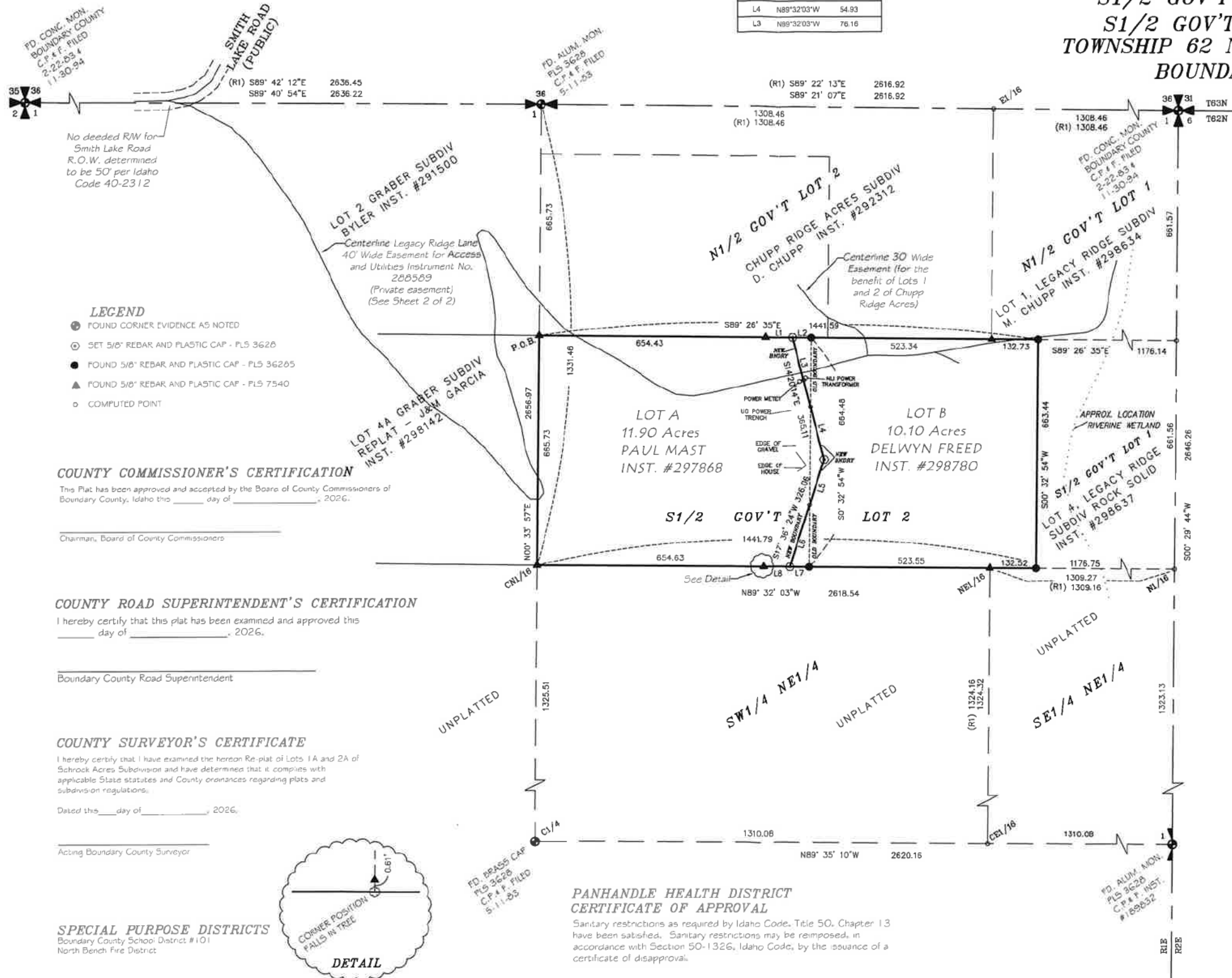
ADJACENT SURVEYS OF RECORD

Book 1 of Surveys, Page 83
 Book 1 of Surveys, Page 229
 Book 1 of Surveys, Page 273
 Book 2 of Surveys, Page 12
 Book 2 of Surveys, Page 93
 Book 2 of Surveys, Page 116
 Book 5 of Surveys, Page 20
 Book 6 of Surveys, Page 42
 Book 6 of Surveys, Page 267
 Book 3 of Plats, Page 61
 Book 3 of Plats, Page 65
 Book 3 of Plats, Page 96
 Book 4 of Plats, Page 11

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°26'35"E	76.03
L2	S89°26'35"E	53.29
L3	S14°20'14"E	207.42
L4	S14°20'14"E	157.69
L5	S17°36'24"W	136.10
L6	S17°36'24"W	187.96
L7	N89°32'03"W	54.93
L8	N89°32'03"W	76.16

**PRELIMINARY REPLAT
 LOTS 1A AND 2A
 OF
 SCHROCK ACRES SUBDIVISION
 IN THE
 S1/2 GOV'T LOT 1 OF SECTION 1 &
 S1/2 GOV'T LOT 2 OF SECTION 1
 TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M.
 BOUNDARY COUNTY, IDAHO**



- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - SET 5/8" REBAR AND PLASTIC CAP - PLS 3628
 - FOUND 5/8" REBAR AND PLASTIC CAP - PLS 36205
 - ▲ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7540
 - COMPUTED POINT

COUNTY COMMISSIONER'S CERTIFICATION
 This Plat has been approved and accepted by the Board of County Commissioners of Boundary County, Idaho this ___ day of ___, 2026.

COUNTY ROAD SUPERINTENDENT'S CERTIFICATION
 I hereby certify that this plat has been examined and approved this ___ day of ___, 2026.

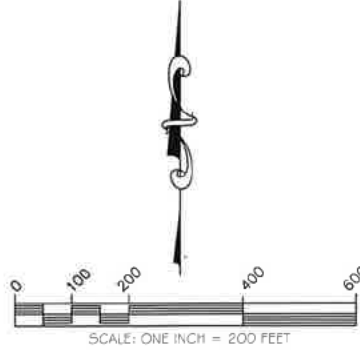
COUNTY SURVEYOR'S CERTIFICATE
 I hereby certify that I have examined the hereon Re-plat of Lots 1A and 2A of Schrock Acres Subdivision and have determined that it complies with applicable State statutes and County ordinances regarding plats and subdivision regulations.

SPECIAL PURPOSE DISTRICTS
 Boundary County School District #101
 North Bench Fire District



**PANHANDLE HEALTH DISTRICT
 CERTIFICATE OF APPROVAL**
 Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Date: _____ Health District Signature: _____



BASIS OF BEARINGS
 Bearings are based on Idaho State Plane West Zone (1103), NAD83
 Scale Factor: 0.9998256914. All distances shown are converted to ground.

LEVEL OF SERVICES
 Private Wells with Individual Septic and Drainfield

COUNTY TREASURER'S CERTIFICATE
 I hereby certify that the required taxes on the above described property have been fully paid to and including the year 20__.

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 accepted methods and procedures of surveying.



COUNTY RECORDER
 This Plat was filed for records in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S., Surveying, Inc. this ___ day of ___, 2026, at ___ m, and duly recorded in Book ___ of Plats.

County Recorder _____ Deputy Recorder _____

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
PRELIM REPLAT 1A & 2A - SCHROCK AC.	
FOR: MAST/FREED	REVISION NO. 1
DWN BY: JDM/CK	3-16-2026
S1/2 GOV'T LOTS 1 & 2, SEC. 1, T62N, R1E, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB NO. 26-04

298780

STATE OF IDAHO }
County of Boundary } ss.
Filed by: Delwyn Twyla Freed
on 12-13-2024 at 10:30
Glenda Poston
County Recorder C. Granger
By Deputy
Fee \$ 15.00 PO
Mail to 3384 District Two Rd
Bonnors Ferry, ID. 83805

WARRANTY DEED

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged by Paul Mast and Kaitlyn Mast, husband and wife, as community property with rights of survivorship, grantor, does hereby bargain, sell and convey unto Delwyn Freed and Twyla Freed, husband and wife, as community property, with right of survivorship, whose address is 3384 District Two Road, Bonnors Ferry, ID 83805, the following described property:

Lot 2A of the Re-Plat of Lots 1 and 2 of Schrock Acres Subdivision, as shown by the plat recorded in Book 4 of Plats, Page 11, records of Boundary County, Idaho.

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 grantee, its heirs and assigns forever. And the grantor does hereby covenant to and with the said grantee that it is the owner in fee simple of said premises and that they are free from all encumbrances, and that it will warrant and defend the same from all lawful claims whatsoever.

The single number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

DATED this 12th day of December, 2024.

[Signature]
Paul Mast

[Signature]
Kaitlyn Mast

STATE OF IDAHO)
) ss.
County of Boundary)

On this 12th day of December, 2024, before me, the undersigned Notary Public, personally appeared Paul Mast and Kaitlyn Mast, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.



[Signature]
Notary Public for Idaho
Residing at Bonnors Ferry
Com. Expires: 10-13-27