



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

FILE #: **26-0098**

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

APPLICANT INFORMATION:

Landowner Name: Holmes Revocable Inter Vivos Trust			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: unknown		Email: unknown	

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 #: RP007900000010A	Parcel Acreage: 2.75	Parcel Zone: Suburban
Amended Plat of Lot 25 - Twin Bridges River Front & Lot 1 - Queen Mountain		
Subdivision name:		<input type="checkbox"/> New <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Re-plat
Point of access: Moyie River Rd.	Nearest public road: Moyie River 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: 0.95 (Henslee new)	Largest lot size: 2.32 (Holmes new)
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 Mtn. Volunteer Fire Assoc.
	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.): Hall Mtn Fire, NLI, wells, septic systems, Boundary County Sch. Dist		

TO BE COMPLETED BY COUNTY:

Zone District: Suburban 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 <i>By Tessa Vogel at 2:58 pm, Apr 30, 2026</i>
Floodplain: Zone D	Panel #: 1602070425B	Development Permit #: n/a		
				Receipt #: 34631



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

FILE #: **26-0098**

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

APPLICANT INFORMATION:

Landowner Name: Luke Henslee		
Mailing Address: 5700 Moyie River Rd.		
City: Bonners Ferry	State: ID	Zip: 83805
Phone: (208)304-7532	Email: lrhenslee79@gmail.com	

REPRESENTATIVE INFORMATION:

Representative's name: James R. Staples		
Company name: J.R.S. Surveying, Inc.		
Mailing Address: PO Box 3099		
City: Bonners Ferry	State: ID	Zip: 83805
Phone: (208) 267-7555	Email: dstaples@jrssurveying.com & ck@jrssurveying.com	

PARCEL INFORMATION:

Parcel #: RP01020001024AA	Parcel Acreage: 0.80	Parcel Zone: Suburban
Amended Plat of Lot 25 - Twin Bridges River Front & Lot 1 - Queen Mountain		
Subdivision name: <input type="checkbox"/> New <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Re-plat		
Point of access: Moyie River Rd.	Nearest public road: Moyie River Road	
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: 0.95 (Henslee new)	Largest lot size: 2.32 (Holmes new)
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 Volunteer Fire Assoc.
	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.): Hall Mtn Fire, NLI, wells, septic systems, Boundary County Sch. Dist		

TO BE COMPLETED BY COUNTY:

Zone District: Suburban 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:
Floodplain: Zone D	Panel #: 1602070425B	Development Permit #: n/a		Receipt #: 34631

RECEIVED

APR 30 2026

jm

PROJECT DESCRIPTION:

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

This is a lot line adjustment between
 Lot 25 in Twin Bridges River Front and
 Lot 1 of Queen Mountain Subdivision.

Improvements encroach onto the boundary line and the adjustment will resolve this.

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 checked="" 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 Kobenstein, JRS. Date: 4/29/26
Surveying Rep.

Landowner Signature: Oral Kobenstein, JRS. Date: 4/29/26
Surveying Rep.

Landowner Signature: _____ Date: _____

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

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" REBAR/PLASTIC CAP - PLS 3/28
- FOUND 5/8" REBAR/CAP - ILLEGIBLE
- FOUND 5/8" REBAR/PLASTIC CAP - PLS 3/28
- FOUND 5/8" REBAR/CAP - ILLEGIBLE
- COMPUTED POINT
- FOUND 1/2" REBAR
- ▽ FOUND 5/8" REBAR - BENT
- ▲ FOUND 2" 1/2" BRASS CAP

SPECIAL SERVICES

Hill Mountain Volunteer Fire Association
Northern Lights, Inc.
Individual septic and drainfields
Boundary County School District

LEVEL OF SERVICES

Lots serviced by private wells and individual septic and drainfields.

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone
(1103) NAD83
Scale Factor: 0.99982814
All distances shown are converted to ground

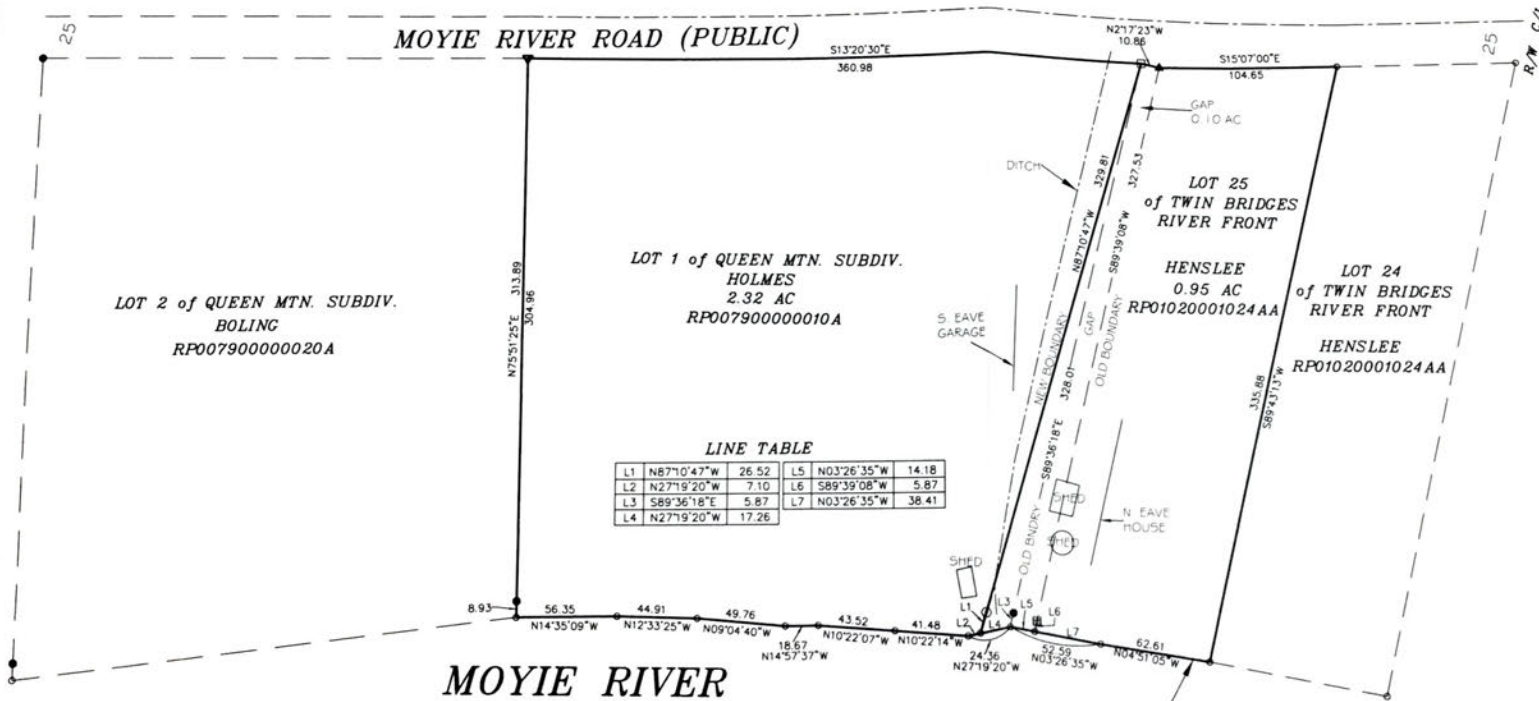
PRELIMINARY AMENDED PLAT
OF
LOT 25 - TWIN BRIDGES RIVER FRONT
& **LOT 1 - QUEEN MOUNTAIN SUBDIVISION**
OF SECTION 26,
TOWNSHIP 64 NORTH, RANGE 2 EAST, B.M.
BOUNDARY COUNTY, IDAHO
FOR
LUKE R. HENSLEE AND HOLMES REV INTER VIVOS TRUST

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the person (Name of Lot 1A and 2A of School Acres Subdivision) and have determined that it complies with applicable State statutes and County ordinances regarding plats and subdivision regulations.

Dated this ____ day of _____, 2026.

Acting Boundary County Surveyor



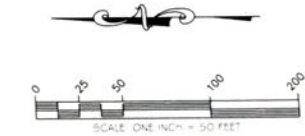
LOT 1 of QUEEN MTN. SUBDIV.
HOLMES
2.32 AC
RP00790000010A

LOT 25 of TWIN BRIDGES RIVER FRONT
HENSLEE
0.95 AC
RP01020001024AA

LOT 24 of TWIN BRIDGES RIVER FRONT
HENSLEE
RP01020001024AA

LINE TABLE

L1	N87°10'47"W	26.52	L5	N03°26'35"W	14.18
L2	N27°19'20"W	7.10	L6	S89°39'08"W	5.87
L3	S89°36'18"E	5.87	L7	N03°26'35"W	38.41
L4	N27°19'20"W	17.26			



SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat herein 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.



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.

Chairman, Board of County Commissioners

COUNTY ROAD SUPERINTENDENT'S CERTIFICATION

I hereby certify that this plat has been examined and approved this ____ day of _____, 2026.

Boundary County Road Superintendent

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____.

Dated this ____ day of _____, 20____.

Boundary County Treasurer

NOTE

The alignment of the river as shown on this plat represents the locations of the high bank of the Moyie River as surveyed on April 24, 2026. The bank of the river is subject to change due to natural causes and the boundary as shown may or may not represent the actual location of the limit of title.

APPROXIMATE ORDINARY HIGH WATER MARK

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: _____

PLANNING AND ZONING CERTIFICATE

The Amended Plat of Lot 25 of Twin Bridges River Front and Lot 1 of Queen Mountain Subdivision has been examined and approved per Boundary County No. 26-XXXX.

Boundary County Planning and Zoning Administrator

COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this ____ day of _____, 2026, at _____ and duly recorded in Book ____ of Plats, Page ____ as instrument No. _____.

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID 83805	
(208) 267-7555	
PRELIMINARY PLAT	
FOR: HENSLEE/HOLMES TRUST	REVISION NO. 1
DWN BY: JRS/CK	4/23/2026
LOT 1-QUEEN MTN SUBDIV/LOT 25-TWIN BRIDGES	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB NO. 06-01

From: Tessa Vogel <tvogel@ruenyeager.com>
Sent: Monday, April 27, 2026 10:31 AM
To: Dick Staples; Stephanie Lewandowski; Coral Koberstein
Cc: Jenn Maynard; Clare Marley
Subject: Re: Boundary County Planning: Henslee/Holmes LLA Application Questions

Hi Dick,

Thank you for the explanation about that gap, what an oddity! I agree it would be best to include the gap information in the narrative. Regarding the naming, I want Clare to weigh in but I don't see an issue in making this adjustment just a new name instead of doing a long replat name or doing two plats but that's just my opinion. Lets see what Clare thinks on this one.

Tess Vogel, MS
Ruen-Yeager & Associates, Inc.
219 Pine Street | Sandpoint, Idaho 83864
Office: 208.265.4629 ex.208
tvogel@ruenyeager.com • ruenyeager.com
Engineers | Planners | Surveyors



From: Dick Staples <dstaples@jrssurveying.com>
Sent: Thursday, April 23, 2026 2:24 PM
To: Tessa Vogel <tvogel@ruenyeager.com>; Stephanie Lewandowski <sl@jrssurveying.com>; Coral Koberstein <ckoberstein@jrssurveying.com>
Cc: Jenn Maynard <jmaynard@boundarycountyid.org>; Clare Marley <cmarley@ruenyeager.com>
Subject: RE: Boundary County Planning: Henslee/Holmes LLA Application Questions

He'llloooooo Planning,

I just met with Coral and she is making changes to the Preliminary Plat and the application for the Henslee/Holmes Lot Line Adjustment.

I did want to address the question of the "gap". The Twin Bridges Plat (recorded in 1974) notes a brass cap at the Northeast corner of Lot 25 and gives some indication that the North boundary of the plat was the East-West centerline of the Section. The Owner's Certification does not confirm that the North Boundary is the East-West centerline of the Section. The South boundary of the Queen Mountain plat is limited to the East-West centerline of the Section based on the location of the East and West 1/4 corners. The point set for the Southeast corner of Lot 1 is approximately 10 feet north of the brass cap for the Northeast corner of Lot 25 of Twin Bridges. Hence there is a physical gap between the plats. The two parties have agreed on a Lot Line Adjustment that will encompass and eliminate the gap.

I do have a question. We are, once again, submitting an application for a Lot Line Adjustment between two plats. I know that we have talked about this before – whether the title should be a very lengthy "Amended Plat of blah blah blah and blah blah blah" or just applying a new name to the plat – something like "Twin Mountain" or.... "Queen Bridges".

What if we did two separate plats – (1) The Amended Plat of Lot 25 of Twin Bridges and (2) The Amended Plat of Lot 1 of Queen Mountain. I know that it means more signatures but it separates the Plats and addresses only one subdivision at a time. Just curious what you think. Seems like it would be much clearer 30 years from now.

I think that the plat(s) should also address the gap in the narrative.

Let me know if you have any other questions. Thanks.

James R. "Dick" Staples

J.R.S. Surveying, Inc.

P.O. Box 3099 – 6476 Main St. – Suite A

Bonnars Ferry, Idaho 83805

(208) 267-7555

From: Tessa Vogel <tvogel@ruenyeager.com>

Sent: Tuesday, April 21, 2026 3:37 PM

To: Stephanie Lewandowski <sl@jrssurveying.com>; Coral Koberstein <ckoberstein@jrssurveying.com>; Dick Staples <dstaples@jrssurveying.com>

Cc: Jenn Maynard <jmaynard@boundarycountyid.org>; Clare Marley <cmarley@ruenyeager.com>

Subject: Boundary County Planning: Henslee/Holmes LLA Application Questions

Hello Dick, Coral & Stephanie,

The attached application was submitted with a \$660 check and in looking this over there are issues that need to be addressed. At this time this application cannot be processed and with that the check will not be processed and a file number has not been assigned.

The application notes that this is a LLA between Lot 1 of Queen Mountain Subdivision (the parcel number on the application is for Lot 10 and needs to be corrected, Lot 1 is parcel RP00790000010A not RP00790000010AA or was this supposed to be the Henslee parcel number RP01020001024AA? Either way it needs to be corrected) and Lots 24 & 25 of Twin Bridges River Front Subdivision. The application notes that Lots 24 and 25 are one lot but I don't see where that combination occurred. Just because the two lots are under one parcel number (common when the same person owns multiple lots) does not mean that the lots are combined. The deed submitted with the applications reads as two separate lots - Inst. #292308 reads as *Lots 24 and 25, Twin Bridges River Front Subdivision, according to the plat thereof, recorded in Book 2 of Plats at Page 7, records of Boundary County, Idaho.* On that plat is in the application (portions are cut off on the face of the plat and signature page, we need to have the complete document) the lots are shown as two separate lots. So unless Lots 24 and 25 are also being adjusted to be combined into one parcel, Lot 24 would not be are of this application and not shown in the preliminary plat (it looks like this is a copy of a scan? When you submit the updated/revised application can we please get a PDF version emailed to us, those are a lot easier for reviewing). Regarding the "gap" what is that? Is it land that was left out of either subdivision? Is the ownership known? It isn't clear what the "gap" is that is being adjusted into the lots. Lastly, the application fee for a lot line adjustment is \$600. The check was made for \$660 so it wasn't processed and a payment for only \$600 is needed.

The application and check can be picked up at the P&Z Office or we can toss the application and shred the check, you just need to let us know what you want to do with those. I have included Jenn so she knows if she needs to put the application and check together to be picked up or if she needs to shred it all. Please let us

know which you would prefer. I have attached a blank version of the application for the corrections to be made.

Tess Vogel, MS

Ruen-Yeager & Associates, Inc.

219 Pine Street | Sandpoint, Idaho 83864

Office: 208.265.4629 ex.208

tvogel@ruenyeager.com • ruenyeager.com

Engineers | Planners | Surveyors



① 618370

STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 08/22/2022 at 09:30 AM
Glenda Poston
County Recorder C. Carving
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 292308



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:618370

FOR VALUE RECEIVED

Ray L Holmes and Signe E Holmes, Trustees of the Ray L Holmes and Signe E Holmes Revocable Inter Vivos Trust

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

Luke R Henslee and Lacey M Henslee, husband and wife

whose current address is **120 Kokanee Rd.
Bonners Ferry, ID 83805
120 Kokanee Rd 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: 08/18/2022

The Ray L Holmes and Signe E Holmes Revocable Inter Vivos Trust

[Signature]
By: Ray L Holmes, Trustee

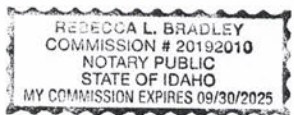
[Signature]
By: Signe E Holmes, Trustee

State of Idaho } ss.
County of Boundary }

On this 18th day of August, 2022, before me, Rebecca L. Bradley, a Notary Public in and for said state, personally appeared Ray L Holmes and Signe E Holmes known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ray L Holmes and Signe E Holmes Revocable Inter Vivos Trust.

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

[Signature]
Rebecca L. Bradley
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 09/30/2025



File No. 618370

Exhibit 'A'

Lots 24 and 25, Twin Bridges River Front Subdivision, according to the plat thereof, recorded in Book 2 of Plats at Page 7, records of Boundary County, Idaho.

STATE OF IDAHO }
County of Boundary } SS. Thomas Bushnell
Filed by: Thomas Bushnell
on 2-27-19 at 11:48
Glenda Poston
County Recorder C. Granger
By Deputy
Fee \$ 15.00
Mail to Bushnell Law

276877

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

[Space Above For Recorder's Use Only]

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

QUITCLAIM DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged **RAY L. HOLMES and SIGNE E. HOLMES** ("Grantors"), hereby release and forever quitclaim unto **RAY L. HOLMES and SIGNE E. HOLMES** as Trustees of **THE RAY L. HOLMES and SIGNE E. HOLMES REVOCABLE INTER VIVOS TRUST** ("Grantees"), whose address is 5634 Moyie River Road Bonners Ferry, Idaho 83805 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:

Lot 1 of Queen Mountain Subdivision as shown on that certain plat recorded in Book 2 of Plats at page 65, as Instrument No. 183290, records of Boundary County, Idaho.

QUEEN MOUNTAIN SUBDIVISION

IN
THE NE1/4 OF SECTION 26,
TOWNSHIP 64 NORTH, RANGE 2 EAST, B M
BOUNDARY COUNTY, IDAHO

BASIS OF BEARINGS

Bearings and Section Subdivision
Based on Record of Survey, Book 1,
Page 290, Instrument Number 14888



DEED RESTRICTIONS AND COVENANTS

1 The lots of this subdivision shall not be further divided without formal division proceedings, unless such division does not increase the total number of lots of the total subdivision as approved.
2 Only one single-family dwelling and the usual non-dwelling outbuildings shall be allowed on the lots of this subdivision.

The owners of the land platted hereon are subject to the Deed Restrictions and Restrictive Covenants as recorded in Book ___ of Instruments, page ___ as Instrument Number _____.

UTILITIES AND ACCESS EASEMENT

The owners of the land platted hereon grant to the public for the purposes of utilities an easement 10 feet on each side of all side and along all front and back lot lines as shown on the plat. Lots 1 through 8 are subject to access easements twenty (20) feet on each side of the lot line as shown on the plat for the purpose of providing mutual access across the Pacific Gas Transmission Right of Way. Lot 3 is subject to a septic easement for the benefit of Lot 1 for a drainfield between the easterly Pacific Gas Transmission right of way and the westerly right of way of the Moyie River road. Lots 2 and 3 are subject to a 10 foot easement for the benefit of Lot 1 along the westerly Pacific Gas Transmission right of way for pipe to the drainfield.

WATER CERTIFICATION

All lots within the Queen Mountain Subdivision will be serviced by individual well and septic system.

LEGEND

- - Found monument as noted
- - set 5/8" Rebar and Plastic cap-RLS 3628
- ⊙ - Computed point, not set
- ▲ - Angle point - Moyie River

COUNTY SURVEYOR'S CERTIFICATION

I hereby certify that I have examined the herein plat and determined that it complies with applicable state statutes and county ordinances regarding plats and subdivision regulations.



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 in conformance with the laws of the State of Idaho (I.C. 50-1303 and I.C. 50-1304) and accepted methods and procedures of surveying.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°07'33" W	33.88
L2	N 75°13'09" E	42.98
L3	N 75°13'09" E	42.37
L4	N 75°13'09" E	42.38
L5	N 75°13'09" E	55.80
L6	N 75°13'09" E	60.85
L7	N 75°13'09" E	46.23
L8	N 75°13'09" E	42.43
L9	N 75°13'09" E	46.73
L10	N 75°13'09" E	46.73
L11	N 25°02'26" W	384.17
L12	N 25°02'26" W	384.17
L13	N 25°02'26" W	384.17
L14	N 25°02'26" W	384.17

OWNER'S CERTIFICATE

Be it known that Ron Koubek, a single man, has caused to be laid out into lots all that part of the Northeast Quarter of Section Twenty-Six (26), Township Sixty-Four (64) North, Range Two (2) East, of the Boise Meridian, Boundary County, Idaho lying east of the Moyie River and west of a Public Road known as the Moyie River Road, more particularly described as follows:

Beginning at the intersection of the north line of Section 26 and the right-of-way of the Moyie River Road, which is S89°45'14" W 1766.82 feet from the Northeast Corner of Section 26, thence, along said right-of-way S14°26'57" E, 2716.52 feet to the south line of the Northeast Quarter of said Section 26, thence, along said south line, S89°58'08" W, 400.46 feet to the approximate centerline of the Moyie River, thence, along said centerline for the following fifteen (15) courses: N12°00'54" W, 243.08 feet; N21°03'42" W, 493.17 feet; N27°58'04" W, 200.72 feet; N14°27'20" W, 124.46 feet; N15°53'58" W, 76.14 feet; N27°22'58" W, 71.43 feet; N15°10'20" W, 339.29 feet; N20°53'34" W, 415.69 feet; N25°02'26" W, 384.17 feet; N28°30'17" W, 103.51 feet; N37°02'32" W, 107.31 feet; N49°36'55" W, 98.97 feet; N57°38'34" W, 99.25 feet; S44°11'35" W, 102.68 feet; N40°13'07" W, 40.18 feet to the North Quarter corner of said Section 26, thence along the north line of said Section 26, N89°45'14" E, 871.23 feet to the TRUE POINT OF BEGINNING, encompassing an area of 31.97 acres.

SUBJECT to the Pacific Gas Transmission line easement

Ron Koubek 8-12-96
Ron Koubek Date

ACKNOWLEDGMENT

State of Idaho
County of Boundary
I hereby certify that on this 12th day of Aug, 1996 before me the undersigned a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared *Ron Koubek*, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Sharon Delaney
Notary Public in and for the State of Idaho
Residing at Bonners Ferry, Idaho
Commission Expires 10/17/97

COUNTY TREASURER'S CERTIFICATION

I hereby certify that the taxes on this plat have been fully paid up to and including the year 1995, dated this 26th day of February, 1996.

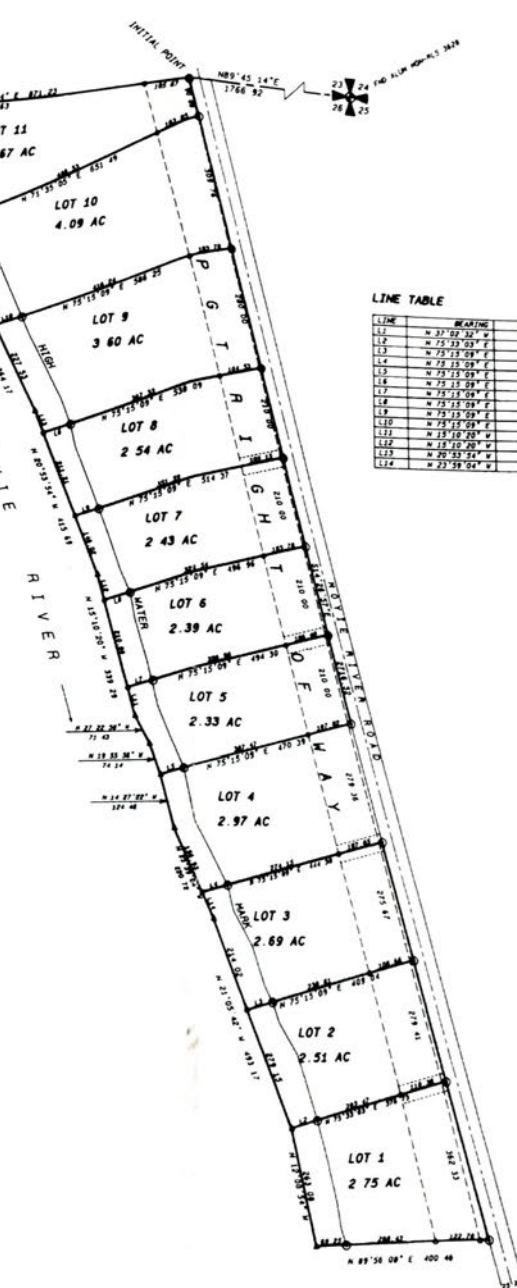
Sharon Delaney
Boundary County Treasurer

COUNTY RECORDER

This plat was filed for record in the Office of the Recorder of Boundary County, Idaho at the request of J.R.S. Surveying, Inc. this 26th day of August, 1996, at _____, and duly recorded in Book _____ of Plats, page 45 as Instrument Number _____.

County Recorder

J.R.S. SURVEYING, INC.	
P O BOX 3099 - 6476 MAIN ST BONNERS FERRY, IDAHO 83805 208-267-7555	
SUBDIVISION PLAT	
QUEEN MOUNTAIN SUBDIVISION	
FOR RON KOUBEK	01-24-96
SECTION 26, T64N, R2E, B M	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB #93-01



TWIN BRIDGES RIVER FRONT

E 1/2 SE 1/4 Section 26, T.64N, R.2E, B.M.,

BOUNDARY COUNTY, IDAHO

CERTIFICATE OF OWNERS

This is to certify that Wade G. Miller & Marlan Miller, husband and wife, are the owners in fee simple of the property hereinafter described; that the correct description of the land included in this plot is as follows: a tract of land in the E 1/2 SE 1/4 section 26, T. 64 N., R. 2 E., B.M., Boundary County, Idaho, more particularly described as:

Commencing at the section corner common to sections 26, 25, 55 & 36, T. 64 N., R. 2 E., B.M.; thence S. 89° 19' 52" W., 489.49 feet to the west right of way line of the Moyie River Road, the point of beginning,
Thence S. 89° 19' 52" W., 208.81 feet to a point on the east bank of the Moyie River,

Thence northerly along the meander of the mean high water line of said river the following courses: N 14° 58' 57" W., 147.92 feet; thence N. 19° 44' 51" W., 105.73 feet; thence N. 26° 31' 46" W., 166.75 feet; thence N. 10° 41' 59" W., 59.22 feet; thence N. 22° 13' 36" W., 108.46 feet; thence N. 23° 02' 31" W., 108.51 feet; thence N. 13° 14' 27" W., 102.49 feet; thence N. 11° 10' 22" W., 101.81 feet; thence N. 06° 40' 17" W., 100.46 feet; thence N. 17° 11' 12" W., 104.29 feet; thence N. 07° 48' 07" W., 100.87 feet; thence N. 11° 03' 02" W., 101.55 feet; thence N. 14° 06' 56" W., 102.55 feet; thence N. 08° 56' 52" W., 100.55 feet; thence N. 10° 32' 47" W., 102.96 feet; thence N. 16° 19' 32" W., 103.95 feet; thence N. 15° 59' 37" W., 102.50 feet; thence N. 16° 19' 32" W., 103.95 feet; thence N. 11° 31' 27" W., 101.75 feet; thence N. 19° 49' 21" W., 105.58 feet; thence N. 04° 48' 18" W., 100.68 feet; thence N. 11° 12' 12" W., 101.73 feet; thence N. 20° 10' 06" W., 106.33 feet; thence N. 11° 50' 02" W., 102.15 feet; thence N. 01° 42' 57" W., 99.78 feet; thence N. 10° 05' 52" W., 101.71 feet;

Thence S. 89° 19' 52" E., 326.34 feet;
Thence S. 14° 47' 44" E., 1861.44 feet; thence S. 14° 17' 39" E., 103.13 feet; thence S. 13° 50' 34" E., 205.75 feet; thence S. 12° 04' 29" E., 101.26 feet; thence S. 10° 29' 23" E., 106.61 feet; thence S. 06° 21' 18" E., 100.58 feet; thence S. 00° 26' 44" W., 1000.4 feet; thence S. 12° 07' 31" W., 144.02 feet; to the point of beginning.

This is to further certify that all lot lines adjacent to the Moyie River are intended to be extended to the shore line of said river.

It is the intention of the undersigned to allow access from the Moyie River Road to all lots in this plot. Easements indicated on said plot are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities and no structures other than for such utility purposes are to be erected within the lines of said easements. A 20' river front easement is intended as access for lot owners only.

Wade G. Miller
OWNER

Marlan Miller
OWNER

ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF BOUNDARY }

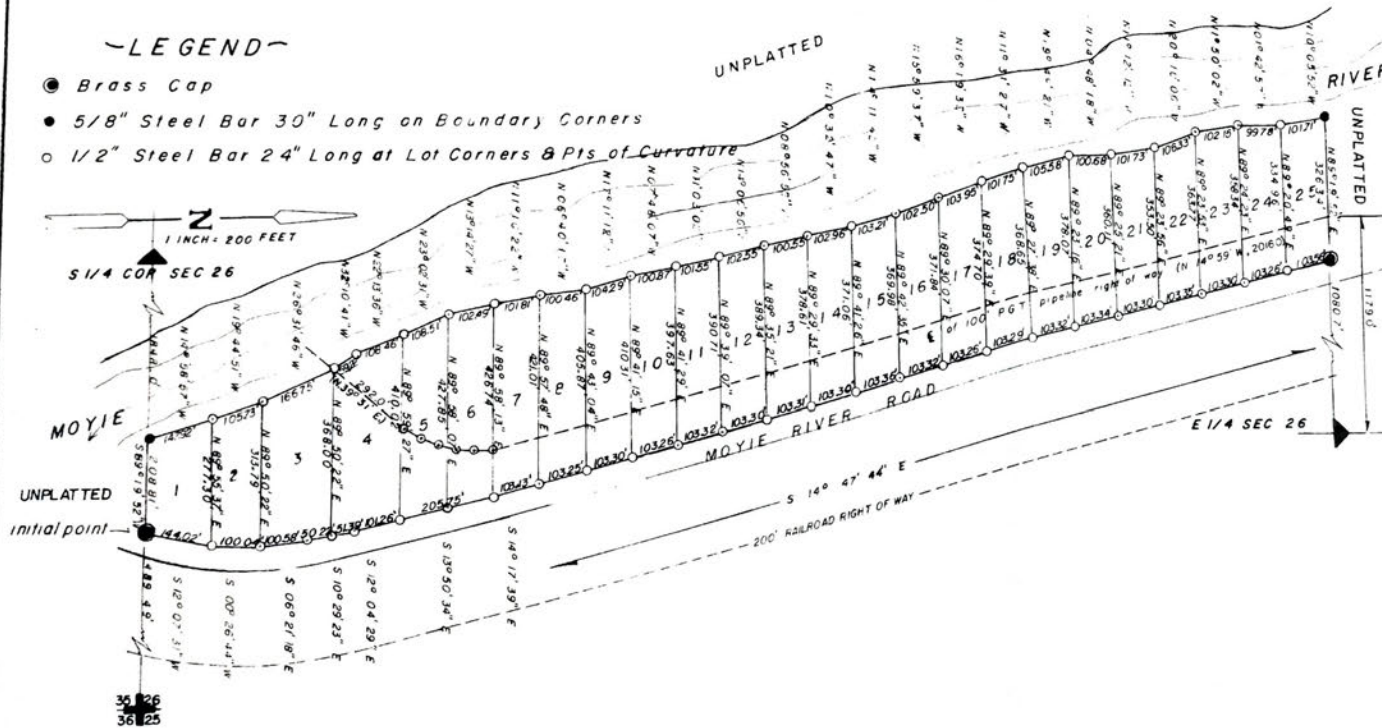
On this 31st day of May, 1974, before me, the undersigned, a Notary Public in and for said state, personally appeared Wade G. Miller and Marlan Miller, husband and wife, known to me to be the persons whose names are ascribed to the foregoing certificate and acknowledged to me that they executed the same.

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

Oliver J. Shroy
NOTARY PUBLIC

~LEGEND~

- Brass Cap
- 5/8" Steel Bar 30" Long on Boundary Corners
- 1/2" Steel Bar 24" Long at Lot Corners & Pts. of Curvature



CERTIFICATE OF SURVEYOR

This is to certify that I, Don L. Hazelbaker, a Registered Land Surveyor in the state of Idaho, surveyed the land in the Certificate of Owners, and designated herein as "Twin Bridges River Front" and that this plot is a true and correct representation of said survey as made and staked by me on said land. I further certify that this is the original copy of the plat.



ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF BOUNDARY }

On this 31st day of May, 1974, before me, the undersigned, a Notary Public in and for said state, personally appeared Don L. Hazelbaker, a Notary Public in and for said state, personally appeared the foregoing known to me to be the person whose name is subscribed to the foregoing Surveyor's Certificate and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day and year in this certificate first above written.



Oliver J. Shroy
NOTARY PUBLIC



COUNTY PLANNING COMMISSIONER'S ACCEPTANCE

The forgoing plat was duly accepted and approved by the county Planning and Zoning Commission of the county of Boundary, Idaho, on the 27th day of June, 1974.

[Signature]
CHAIRMAN

COUNTY COMMISSIONER'S ACCEPTANCE

The forgoing plat was duly accepted and approved by the Board of county Commissioners of the county of Boundary, Idaho, on the 5th day of June, 1974.

[Signature]
CHAIRMAN

COUNTY TREASURER'S ACCEPTANCE

The forgoing plat was duly accepted and approved by the county Treasurer of the county of Boundary, Idaho, on the 5th day of June, 1974.

[Signature]
TREASURER

STATE HEALTH DEPARTMENT CERTIFICATE

This is to certify that a sanitary restriction has been placed on this plat.

This restriction means that no building requiring a water supply or sewer system shall be built on said plat until such time that there is a central collection and treatment sewer system or there is an approved individual treatment package plant.

[Signature]
Panhandle Health District I

COUNTY ENGINEER'S CERTIFICATE

This is to certify the undersigned has checked the forgoing plat and computations for making the same and has determined that they comply with the laws of the state of Idaho relating thereto.

[Signature]
COUNTY ENGINEER


116992

COUNTY RECORDER'S CERTIFICATE

This is to certify that the foregoing plat was filed for record in the office of the Recorder of Boundary County, Idaho, this 27th day of June, 1974 at the request of [Signature], and duly recorded in Plat Book No. 2, at page 7.

[Signature]
DEPUTY

[Signature]
EX-OFFICIO RECORDER