



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

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

FILE #:

24-0046

APPLICANT INFORMATION:

Landowner Name: <u>Maas Loop LLC (James Lewin - owner)</u>			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

REPRESENTATIVE INFORMATION:

Representative's name: <u>Dick Staples</u>			
Company name: <u>J.R.S. Surveying</u>			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

PARCEL INFORMATION:

Parcel #: <u>RP62NO2E162450A</u> <u>RP62NO2E162413A</u> <u>RP62NO2E162900A</u> <u>RP62NO2E162850A</u>	Parcel Acreage: <u>18.24 (total)</u>	Parcel Zone: <u>residential</u>
Subdivision name: <u>2306' Mason Estates</u>		<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat
Point of access: <u>from west of N 1/4 Sec. 14</u> <u>from Maas Loop Rd.</u>	Nearest public road: <u>Maas Loop Rd.</u>	
Subdivision type: <input type="checkbox"/> Primitive <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Lot line adjustment/amendment		
Proposed # of lots: <u>7</u>	Smallest lot size: <u>2.50</u>	Largest lot size: <u>3.24</u>
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: <u>North Bench Fire Dist.</u>
	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.): <u>North Bench Fire Dist. NWI, Inc.</u> <u>3-mile water Dist., Airta</u>		

TO BE COMPLETED BY COUNTY:

Zone District: <u>Residential</u>	Overlay Zones: <input type="checkbox"/> Airport <input type="checkbox"/> Wetland <input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Flood <input type="checkbox"/> None <input checked="" type="checkbox"/> Moyie Springs ACI	Received: RECEIVED FEB 08 2024
Floodplain: <u>Zone X</u>	Panel #: <u>1602070600B</u>	Development Permit #: <u>n/a</u>
		Receipt #: BY: _____

PROJECT DESCRIPTION:

Describe purpose of application (structure types, services, etc.):
Proposed 7 lots from 4 existing parcels. Subdivision accessed from Maas Loop Road. A 40' wide private access & utility easement will be provided to lots.

REQUIRED:

APPLICATION CHECKLIST:			
COPY OF DEED:	<input checked="" type="checkbox"/>	ACCESS/EASEMENT INFORMATION	<input checked="" type="checkbox"/>
PRELIMINARY PLAT: One 11x17 One electronic copy	<input checked="" type="checkbox"/>	ANY PROPOSED CC&RS	<input checked="" type="checkbox"/>
PROPOSED ROAD DESIGN	<input checked="" type="checkbox"/>	UNIQUE SUBDIVISION NAME	<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: John Mayvette James Lewis Date: 1-29-24

Landowner Signature: _____ Date: _____

Landowner Signature: _____ Date: _____

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

IN THE

SHEET 1 OF 2



PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS.

Bearings are based on Idaho State Plane West Zone (1103), NAD83.
Scale Factor: 0.9998383. All distances shown are converted to ground.

Topography of proposed subdivision is level.

FOR NAME INFO LEO	RETURN NO. 2
OWN BY: JIM/YAK/IDA	01-11-2004
SER. 01, TWR, DR, R.E	SHEET 1 OF 2
BOUNDARY COUNTY, IDAHO	JOB NO. 22-05

**PRELIMINARY PLAT
MAISON ESTATES SUBDIVISION
IN THE
NE1/4 NW1/4 SECTION 16
TOWNSHIP 62 NORTH, RANGE 2 EAST, B.M.
BOUNDARY COUNTY, IDAHO**

SHEET 2 OF 2

OWNER'S CERTIFICATION

Be it known that James Lewin, as owner of Maas Loop LLC, an Idaho Limited Liability Company, has caused to be surveyed and re-divided into lots, Tracts 1 through 4 as described in Instrument No. 295654, located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Sixteen (16), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho, more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap stamped PLS 7877 which marks on the ground the intersection of the east line of said NE1/4 NW1/4 and the southerly right of way of Maas Loop Road which is S 00°13'52" W, 18.35 feet from the northeast corner of the NE1/4 NW1/4; thence, leaving said right of way and along said east line S 00°08'44" W, 1298.89 feet to the southeast corner of the NE1/4 NW1/4 which is marked on the ground by a 1/2" rebar; thence, along the south line of the NE1/4 NW1/4, N 89°47'55" W, 612.86 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said south line and along the west line of Tract 4 and Tract 1 of Instrument No. 295654, N 00°09'18" E, 1296.26 feet to the intersection with the southerly right of way of Maas Loop Road which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877; thence, along said right of way N 89°57'21" E, 612.66 feet to the POINT OF BEGINNING, encompassing an area of 18.24 acres.

SUBJECT TO a 100' wide Pacific Gas Transmission Line Easement as described in Instrument No. 129742.

SUBJECT TO a 10' wide PGT natural gas distribution Easement as described in Instrument No. 183432.

JAMES LEWIN (OWNER MAAS LOOP LLC)

DATE

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho) SS County of Boundary)

On this _____ day of _____, in the year of 2024, before me, _____, personally appeared James Lewin, as owner of Maas Loop LLC, an Idaho Limited Liability Company, proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged that they executed the same.

NOTARY PUBLIC

Residing at: _____

Commission Expires: _____

PANHANDLE HEALTH DISTRICT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 are in force. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary requirements are satisfied.

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Short Plat to create 7 lots from the 4 tracts described in Instrument No. 295654, records of Boundary County, Idaho, and shown on Record of Survey, Book 9 of Surveys, Page 202, as Instrument No. 289105. The survey was confined to NE 1/4 of the NW 1/4 Section 16, T62N R2E, B.M. in Boundary County, Idaho. Controlling corners to subdivide the NW 1/4 of said Section 16 were tied in 2021 for the aforementioned Book 9 of Surveys, Page 202. Monuments found and set as noted this survey at new positions for this division of property.

**SPECIAL PURPOSE DISTRICTS
SERVING AREA**

3 MILE WATER DISTRICT
NORTH BENCH FIRE DISTRICT
BOUNDARY COUNTY SCHOOL DISTRICT 101
NORTHERN LIGHTS INC
AVISTA

COUNTY COMMISSIONER'S CERTIFICATION

This Plat has been approved and accepted by the Board of County Commissioners of Boundary County, Idaho this _____ day of _____, 2024.

Chairman, Board of County Commissioners

COUNTY ROAD SUPERINTENDENT'S CERTIFICATION

I hereby certify that this plat has been examined and approved this _____ day of _____, 2024.

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 _____, 2024.

Boundary County Treasurer

PLANNING AND ZONING CERTIFICATE

I hereby certify that this plat has been examined and approved this _____ day of _____, 2024.

Acting Boundary County Planning and Zoning Administrator

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the hereon Plat of Maison Estates Subdivision and have determined that it complies with applicable State statutes and County ordinances regarding plats and subdivision regulations.

Dated this _____ day of _____, 2024.

Acting Boundary County Surveyor

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 record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2024, at _____ m. and duly recorded in Book _____ of Plats, Page _____ as Instrument No. _____.

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-8478 MAIN
BONKERS FERRY, ID. 83806
(208) 287-7666

PRELIMINARY PLAT

FOR: MAAS LOOP LLC	REFERENCE NO. 3
BY: JIM JRS/JRS/CSH	01-11-2024
SEC. 16, T62N, R2E, B.M.	SHEET 2 OF 2
BOUNDARY COUNTY, IDAHO	JRS NO. 30-05



GUTHRIE
STEVE

BOOTH
SUSAN
M

LUCERO
LIVING
TRUST

STOLLEY
HOMES
LLC

ELTON
KATHA

MAAS
WILLIAM
TOY

MAAS
MELANIE
CHRISTINE

MAAS
RUSSELL
D

MAAS
REV
TRUST

MOYIE SPRINGS
VILLAGE OF

HAMLEY
JEFF P

OWINYO
DEBRA

EASLEY
CASSANDRA
A

CHANET
TIMOTHY
J

ROPP
ROSE
MAUREEN

JESSOP
VERGEL
B JR

Pine St

RUSSELL
RAYMOND

BRYANT
DAVID

WOOD
REVOCABLE
TRUST

HATHAWAY
JOHN

GRUENWELDEL
CHRISTINE
ERIKA

OSBORNE
BRIAN C

LANGE
KIRSTEN

BOUNDARY COUNTY
(BY MOYIE PIT)

BOUNDARY COUNTY
(MOYIE DUMP)

IRVING
FAMILY
TRUST

WELLS
ROBERT



STATE OF IDAHO }
County of Boundary }

Filed by: Finney Finney & Finney, P.A.
on 10/20/2023 at 03:47 PM
Glenda Poston
County Recorder Glenda Poston
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 295654

When Recorded Return To:

Rex A. Finney
Finney Finney & Finney, P.A.
Attorneys at Law
Old Power House Building
120 East Lake Street, Suite 317
Sandpoint, Idaho 83864
Phone (208) 263-7712
Fax (208) 263-8211

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Grantor, James Lewin, an unmarried man, for value and consideration received, does hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantee, Maas Loop LLC, an Idaho Limited Liability Company, of 7167 1st Street #371, Bonners Ferry, Idaho 83805, the following described real property situated in the County of Boundary, State of Idaho, to-wit:

Tract 1:

A tract of land in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Sixteen (16), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Maas Loop Road and the east line of said NW1/4, which is S 00°08'49" W, 18.35 feet from the northeast corner of said NW1/4, marked on the ground by 5/8 inch rebar with plastic cap stamped PLS 7877; thence, leaving said east line and along said southerly right of way, S 89°57'21" W, 306.34 feet to the TRUE POINT

OF BEGINNING; thence, continuing along said right of way, S 89°57'21" W, 306.34 feet to a 5/8 rebar; thence, leaving said right of way, S 00°09'18" W, 648.13 feet to a 5/8 inch rebar with plastic cap stamped PLS 7540; thence S 89°55'17" E, 306.39 feet, thence N 00°09'01" E, 648.79 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities being Forty (40) feet in width and lying Twenty (20) feet each side of described centerline; more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Maas Loop Road and the east line of said NW1/4, which is S 00°08'49" W, 18.35 feet from the northeast corner of said NW1/4, marked on the ground by 5/8 inch rebar with plastic cap stamped PLS 7877; thence, leaving said east line and along said southerly right of way, S 89°57'21" W, 306.34 feet to the TRUE POINT OF BEGINNING of this easement; thence, leaving said right of way, S 00°09'01" W, 648.79 feet to the center of a 40 foot radius culdesac and the terminus of this easement with sidelines being extended or shortened to intersect adjacent properties.

Tract 2:

A tract of land in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Sixteen (16), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at the intersection of the southerly right of way of Maas Loop Road and the east line of said NW1/4, which is S 00°08'49" W, 18.35 feet from the northeast corner of said NW1/4, marked on the ground by 5/8 inch rebar with plastic cap stamped PLS 7877; thence, leaving said east line and along said southerly right of way, S 89°57'21" W, 306.34 feet; thence, leaving said right of way, S 00°09'01" W, 648.79;

thence S 89°55'17" E, 306.39 feet to the east line of said NW1/4, marked by a 5/8 rebar with plastic cap stamped PLS 7540; thence, along said east line N 00°08'49" E, 649.44 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities being Forty (40) feet in width and lying Twenty (20) feet each side of described centerline more particularly described as:

COMMENCING at the intersection of the southerly right of way of Maas Loop Road and the east line of said NW1/4, which is S 00°08'49" W, 18.35 feet from the northeast corner of said NW1/4, marked on the ground by 5/8 inch rebar with plastic cap stamped PLS 7877; thence, leaving said east line and along said southerly right of way, S 89°57'21" W, 306.34 feet to the TRUE POINT OF BEGINNING of this easement; thence, leaving said right of way, S 00°09'01" W, 648.79 feet to the center of a 40 foot radius culdesac and the terminus of this easement with sidelines being extended or shortened to intersect adjacent properties.

Tract 3:

A tract of land in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Sixteen (16), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at a 1/2 inch rebar at the southeast corner of said NE1/4 NW1/4; thence, along the east line of said NE1/4 NW1/4, N 00°08'49" E, 649.44 feet to a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, leaving said east line, N 89°55'17" W, 306.39 feet; thence, S 00°09'01" W, 648.79 to the south line of said NE1/4 NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, along said south line S 89°47'55" E, 306.43 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities being Forty (40) feet in width and lying Twenty (20) feet each side of described centerline more particularly described as:

COMMENCING at the intersect of the southerly right of way of Maas Loop Road and the east line of said NW1/4, which is S 00°08'49" W, 18.35 feet from the northeast corner of said NW1/4, marked on the ground by 5/8 inch rebar with plastic cap stamped PLS 7877; thence, leaving said east line and along said southerly right of way, S 89°57'21" W, 306.34 feet to the TRUE POINT OF BEGINNING of this easement; thence, leaving said right of way, S 00°09'01" W, 648.79 feet to the center of a 40 foot radius culdesac and the terminus of this easement with sidelines being extended or shortened to intersect adjacent properties.

SUBJECT TO a 100 foot wide Pacific Gas Transmission Line Easement, Instrument 129742.

Tract 4:


A tract of land in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Sixteen (16), Township Sixty-two (62) North, Range Two (2) East, of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at a point on the south line of said NE1/4 NW1/4, which is N 89°47'55" W, 306.43 feet from the southeast corner of said NE1/4 NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, continuing along said south line, N 89°47'55" W, 306.43 feet to a 5/8 inch rebar with plastic cap stamped PLS 3628; thence, leaving said south line, N 00°09'18" E, 648.13 feet to a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, S 89°55'17" E, 306.39 feet; thence S 00°09'01" W, 648.79 feet to the TRUE POINT OF BEGINNING.

AND the above named Grantor hereby covenants that the above described premises is free from all encumbrances, and that Grantor and Grantor's heirs, executors, and assigns, will warrant and defend the above premises against all lawful claims and demands whatsoever, EXCEPT matters of record or which a survey and inspection would disclose.

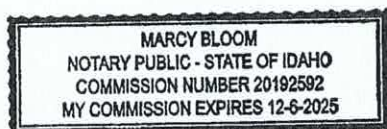
SUBJECT to all matter of Boundary County, Idaho, and matters of record and reasonable inspection.


IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this 20 day of OCT, 2023.


JAMES LEWIN, Grantor

STATE OF IDAHO)
 : ss.
County of Bonner)

On this 20th day of October, 2023, before me, the undersigned Notary Public, personally appeared JAMES LEWIN, known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as Grantor, and acknowledged to me that he executed the same as such Grantor.




Notary Public - State of Idaho
Residing at: Laclede
My Commission Expires: 12-6-25