

# BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

FILE #: 25-0112

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

### APPLICANT INFORMATION:

Landowner Name: Driedger Real Estate Holdings, LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

### REPRESENTATIVE INFORMATION:

Representative's name: Cole Dorman			
Company name: Highland Surveying, LLC			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Phone: [REDACTED]	Email: [REDACTED]		

### PARCEL INFORMATION:

Parcel #: RP63N01E354250A	Parcel Acreage: 29.87	Parcel Zone: Rural Residential
Subdivision name: Propagation Point		<input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Re-plat
Point of access: Kings Row Road	Nearest public road: Kings Row 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	Largest lot size: 19.87
Utilities:	Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Bee-Line Water District 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 District
	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.): N/A		

### TO BE COMPLETED BY COUNTY:

Zone District: <b>Rural Residential</b>	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: <b>Zone X</b>	Panel #: <b>1602070400B</b>	Development Permit #: <b>n/a</b>		Receipt #: <b>33831</b>

**RECEIVED**

JUN 20 2025

33831

BY: 33838

**PROJECT DESCRIPTION:**

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

The purpose of this application is to divide the subject property into two separate lots.

**REQUIRED:**

APPLICATION CHECKLIST:			
COPY OF DEED:	<input checked="" type="checkbox"/>	ACCESS, EASEMENT INFORMATION	<input type="checkbox"/>
PRELIMINARY PLAT: One 11x17 One electronic copy	<input checked="" type="checkbox"/>	ANY PROPOSED CC&RS	<input type="checkbox"/>
PROPOSED ROAD DESIGN	<input type="checkbox"/>	UNIQUE SUBDIVISION NAME	<input checked="" type="checkbox"/>
ADDITIONAL DOCUMENTS, CHARTS, MAPS, OR DRAWINGS NECESSARY TO CONVEY SCOPE & DESIGN STANDARDS			<input type="checkbox"/>
		PROPOSED/APPROVED ROAD NAME	<input type="checkbox"/>
		APPLICABLE WILL-SERVE LETTERS	<input type="checkbox"/>
		FEES	<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: *Cole Brown* Date: 06/20/2025

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

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

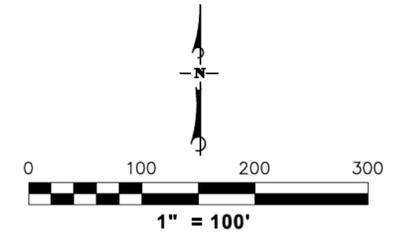
Submit with application fee to:  
Boundary County Planning & Zoning  
P.O. Box 419  
Bonners Ferry, ID 83805

# PRELIMINARY PLAT

## PROPAGATION POINT

LYING IN THE  
SE 1/4 OF THE NW 1/4 OF SECTION 35,  
TOWNSHIP 63 NORTH, RANGE 1 EAST, B.M.  
BOUNDARY COUNTY, IDAHO

FOR  
**DRIEDGER REAL ESTATE  
HOLDINGS, LLC**



### LEGEND

- SECTIONAL CORNER, FOUND OR SET AS NOTED
- FOUND 5/8" REBAR AND CAP, PLS #3628
- FOUND 5/8" REBAR AND CAP, PLS #7877
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND, NOTHING SET
- SET 5/8" X 30" REBAR AND CAP, PLS #16268
- SE1/4 NW1/4 ALIQUOT PART PER GLO PLAT
- CORNER INDEX

### ADJOINING SURVEYS

SURVEY - BK 2 PG 197 INST. NO. 161963 PLS #3628 - 1990  
SURVEY - BK 4 PG 260 INST. NO. 204047 PLS #7877 - 2001  
SURVEY - BK 9 PG 137 INST. NO. 290026 PLS #3628 - 2022  
SURVEY - BK 9 PG 262 INST. NO. 291263 PLS #3628 - 2022

### SURVEYOR'S NARRATIVE

BOUNDARIES SHOWN HEREON WERE DETERMINED BY FOLLOWING AFTER SURVEYS PERFORMED BY STAPLES, PLS #3628 AND MARQUETTE, PLS #7877. ALL CORNERS SHOWN HEREON WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCES AND IN REASONABLE CONDITION.

### PLANNING AND ZONING CERTIFICATE

THIS PARCEL DIVISION/ADJUSTMENT HAS BEEN EXAMINED AND APPROVED PER BOUNDARY

COUNTY APPLICATION NO. \_\_\_\_\_

BOUNDARY COUNTY PLANNING AND ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

AT THE REQUEST OF HIGHLAND SURVEYING, LLC.

BOOK \_\_\_\_\_ OF SURVEYS, PAGE \_\_\_\_\_, AS INSTRUMENT NUMBER \_\_\_\_\_

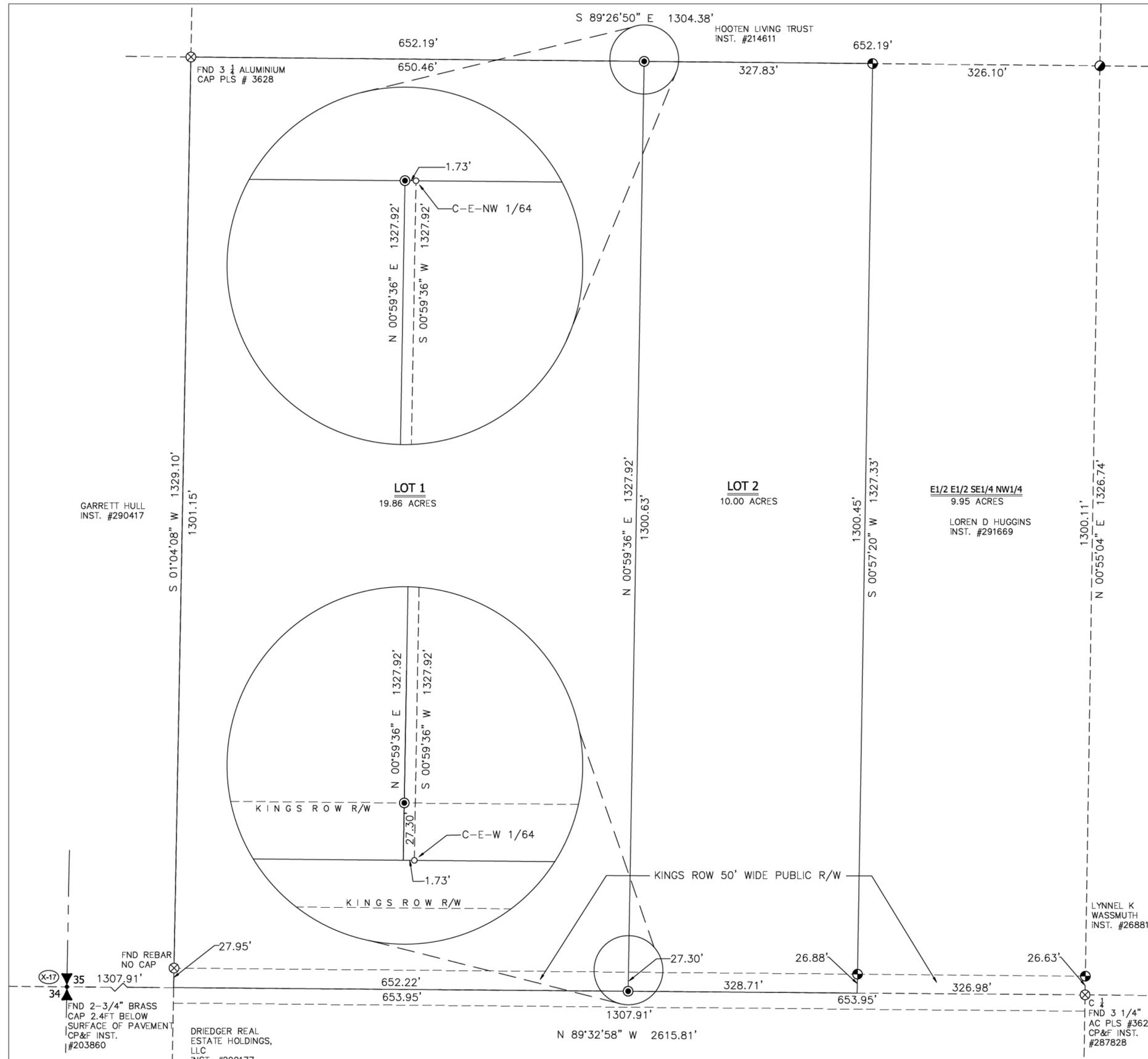
COUNTY CLERK \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE \_\_\_\_\_



### HIGHLAND SURVEYING

6811 MAIN STREET, SUITE C  
BONNERS FERRY, ID 83864  
(208) 267-2080

1/4	SEC	T	R	DRAWN BY:	SCALE:
	35	63N	1E	CAD	AS NOTED
				CHECKED BY:	DATE:
				GWD	JUNE, 19TH 2025
				JOB NO:	SHEET:
				25015	1 OF 1



### SURVEY PROCEDURES

STATIC AND RTK GNSS SURVEY WORK UTILIZED TRIMBLE GNSS RECEIVERS. NGS-OPUS WAS USED FOR PROCESSING STATIC GPS DATA. CONVENTIONAL SURVEYING UTILIZED A 3" TOTAL STATION. POSITIONS SHOWN FELL WITHIN ACCEPTABLE TOLERANCES.

### STATEMENT OF PURPOSE

THE PURPOSE OF THIS SURVEY IS TO FACILITATE A SIMPLE PARCEL DIVISION AND MONUMENT THE PROPERTY CORNERS THEREOF. THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP. THIS SURVEY DOES NOT ATTEMPT TO SHOW EASEMENTS OR RIGHTS OF WAY OF RECORD OR PRESCRIPTION. ANY PHYSICAL IMPROVEMENTS OR FEATURES OF OCCUPATION OR USE SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.

### BASIS OF BEARINGS AND CONTROL STATEMENT

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE IDAHO COORDINATE SYSTEM, WEST ZONE (1103), NAD83 (2011), EPOCH 2010.00, US SURVEY FEET. VALUES DERIVED WERE DETERMINED BY NGS OPUS SOLUTION. THE SITE COMBINATION FACTOR IS 0.99984392. THE CONVERGENCE ANGLE IS -00°25'13" CALCULATED AT THE WEST QUARTER CORNER OF SECTION 35 SHOWN HEREON.

DISTANCES ARE SHOWN IN GROUND DISTANCE AND WERE DETERMINED BY MULTIPLYING GRID DISTANCES BY 1.0001561043648, WHICH IS THE INVERSE OF THE SITE COMBINATION FACTOR.

### SURVEYOR'S CERTIFICATE

I, GRANT DORMAN, PLS 16268, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECTION.

GARRETT HULL  
INST. #290417

**LOT 1**  
19.86 ACRES

**LOT 2**  
10.00 ACRES

**E1/2 E1/2 SE1/4 NW1/4**  
9.95 ACRES

LOREN D HUGGINS  
INST. #291669

LYNNEL K  
WASSMUTH  
INST. #268810

FND REBAR  
NO CAP

FND 2-3/4" BRASS  
CAP 2.4FT BELOW  
SURFACE OF PAVEMENT  
CP&F INST.  
#203860

DRIEDGER REAL  
ESTATE HOLDINGS,  
LLC  
INST. #290177

FND 3 1/4"  
AC PLS #3628  
CP&F INST.  
#287828

STATE OF IDAHO }  
County of Boundary }

Filed by: eLegacy Law, PLLC  
on 02/03/2022 at 01:12 PM

Glenda Poston  
County Recorder *C. Grovinger*  
By Deputy

Fees: \$ 15.00  
E-Recording  
Recording Number: 290174

After Recording, Return to:

eLegacy Law, PLLC  
8596 N. Wayne Drive, Suite B  
Hayden, ID 83835

### QUIT CLAIM DEED

FOR VALUE RECEIVED, Grantors, John P. Driedger and Rosalyn G. Driedger, husband and wife, do hereby convey, release, remise and forever quit claim unto Grantee, Driedger Real Estate Holdings, LLC, an Idaho Limited Liability Company, whose current address is 260 Kings Row Road, Bonners Ferry, ID 83805, the following described premises situated in the County of Boundary, State of Idaho, to wit:

The East Half of the South Half of the Northwest Quarter (E1/2 S1/2 NW1/4) of Section Thirty-Five (35), Township Sixty-three (63) North, Range One (1) East, B.M., Boundary County, Idaho.

TOGETHER with the appurtenances and all the right, title and interest of the Grantors in and to said premises, now owned or hereafter acquired.

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, personal representatives, executors, administrators, successors and assigns of Grantee forever.

Date: January 31, 2022

*John P. Driedger*

\_\_\_\_\_  
John P. Driedger  
Grantor

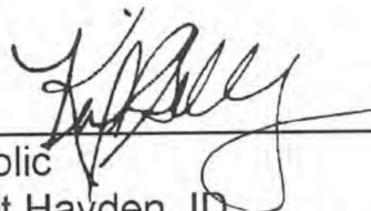
*Rosalyn G. Driedger*

\_\_\_\_\_  
Rosalyn G. Driedger  
Grantor

STATE OF IDAHO            )  
  ) ss  
COUNTY OF KOOTENAI    )

On this 31st day of January, 2022, before me, the undersigned Notary, personally appeared John P. Driedger and Rosalyn G. Driedger, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

**KEILEEN R SELBY**  
COMMISSION NO. 2018-0027  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 01/08/2024

  
\_\_\_\_\_  
Notary Public  
Residing at Hayden, ID  
My Commission Expires: 01/08/2024

Notarized online using audio-video communication



STATE OF IDAHO }  
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office  
on 06/16/2022 at 11:28 AM  
Glenda Poston  
County Recorder C. Grainger  
By Deputy

Fees: \$ 15.00  
E-Recording  
Recording Number: 291669

**WARRANTY DEED**

Alliance Title & Escrow, LLC Order No.:611500

**FOR VALUE RECEIVED**

**Driedger Real Estate Holdings, LLC, an Idaho Limited Liability Company**

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

**Loren D Huggins and Katie L Huggins, husband and wife**

whose current address is

6095 Main St., Bonners Ferry, ID 83806

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: 06/16/2022

Driedger Real Estate Holdings, LLC, an Idaho Limited Liability Company

By: [Signature]  
John Driedger, Member

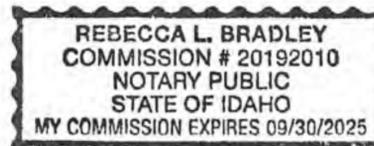
By: [Signature]  
Rosalyn Driedger, Member

State of Idaho } ss  
County of Boundary }

On this 16th day of June, 2022, before me, Rebecca L. Bradley, a Notary Public in and for said state, personally appeared John Driedger and Rosalyn Driedger known or identified to me to be the Managing Member in the Limited Liability Company known as Driedger Real Estate Holdings, LLC, an Idaho Limited Liability Company who executed the foregoing instrument in said LLC name.

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



**EXHIBIT "A"**

611500

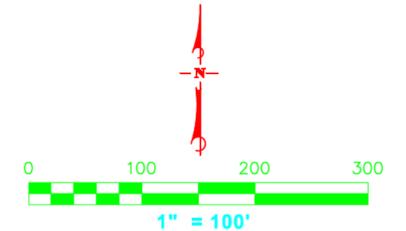
The East Half of the East Half of the Southeast Quarter of the Northwest Quarter all in Section 35,  
Township 63 North, Range 1 West, Boise Meridian, Boundary County, Idaho.

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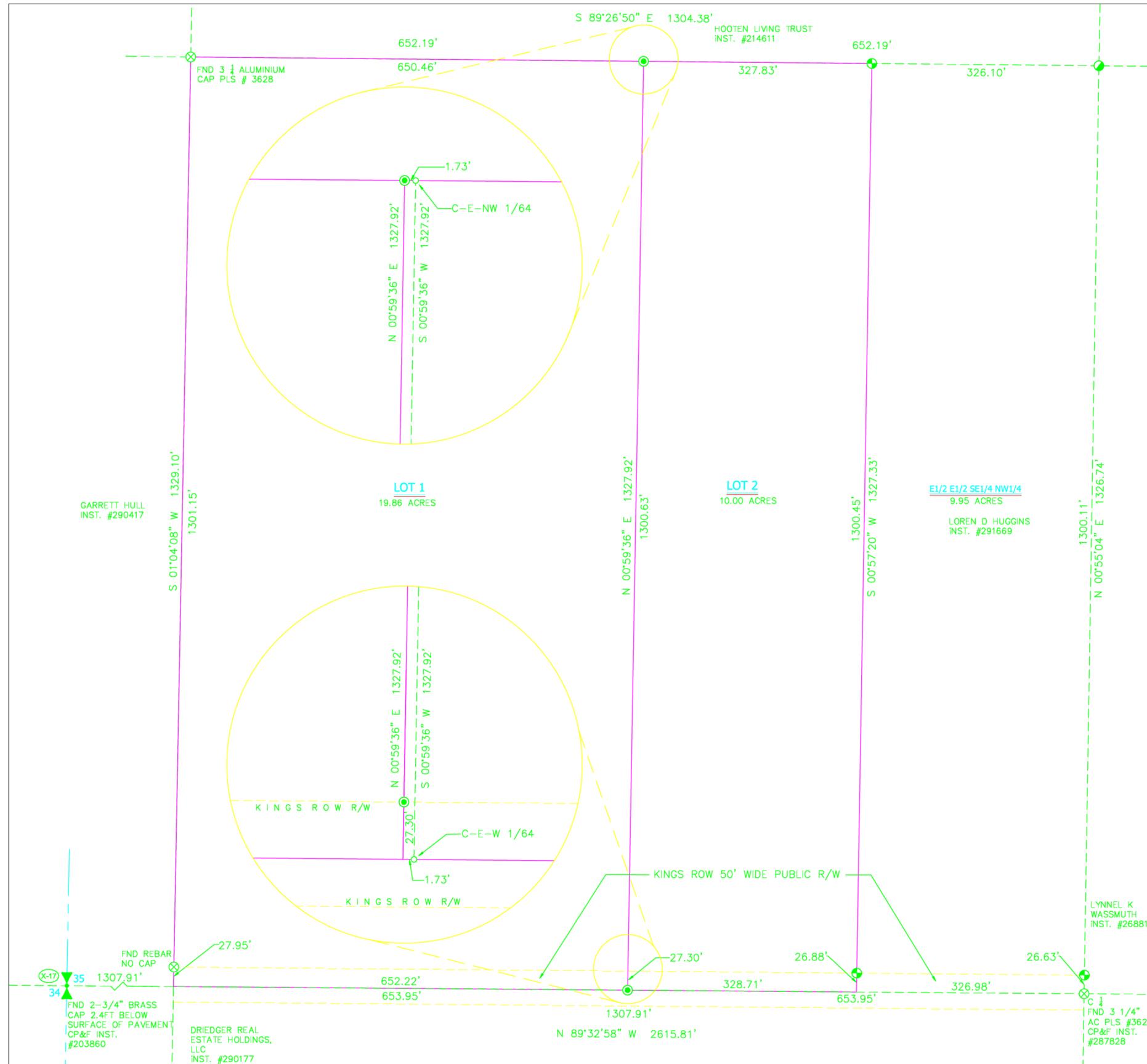
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AT THE REQUEST OF HIGHLAND SURVEYING, LLC.

BOOK \_\_\_\_\_ OF SURVEYS, PAGE \_\_\_\_\_, AS INSTRUMENT NUMBER \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE \_\_\_\_\_



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### HIGHLAND SURVEYING

6811 MAIN STREET, SUITE C  
 BONNERS FERRY, ID 83864  
 (208) 267-2080

1/4	SEC	T	R	DRAWN BY: CAD	SCALE: AS NOTED
	35	63N	1E	CHECKED BY: GWD	DATE: JUNE, 19TH 2025
				JOB NO: 25015	SHEET: 1 OF 1