



BOUNDARY COUNTY SUBDIVISION, SHORT PLAT APPLICATION

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

FILE #: 25-070

APPLICANT INFORMATION:

Landowner Name: Stolley Homes, LLC

Mailing Address:

State:

Zip:

Phone:

Email:

REPRESENTATIVE INFORMATION:

Representative's name: James R. Staples

Company name: J.R.S. Surveying, Inc.

Mailing Address:

State:

Zip:

Email:

PARCEL INFORMATION:

Parcel #: RP62N01E021302A

Parcel Acreage: 30.00

Parcel Zone: Rural Residential

Subdivision name: Stolley Homes Subdivision

☒ New

☐ Amendment

☐ Re-plat

Point of access: MP 512.16

Nearest public road: HWY 95N

Subdivision type: ☒ Primitive ☒ Rural ☐ Lot line adjustment/amendment

Proposed # of lots: 3

Smallest lot size: 10.00

Largest lot size: 10.00

Utilities:

Water: ☐ Well

☒ Bee Line Water Assn.

Electric:

☐ BF ☒ NLI

Sewer: ☐ BF ☒ Septic ☐ Community:

Fire district: North Bench Fire District

Roads: ☐ Existing public ☐ Proposed public ☒ Private ☐ State ☐ Federal

Who will maintain roads? ☐ Public ☐ Private association ☒ Lot owners

Special purpose districts (fire, water, irrigation, drainage, etc.):

TO BE COMPLETED BY COUNTY:

Zone District:

Rural Residential

Overlay

Zones:

☐ Airport

☐ Flood

☒ Wetland

☐ None

☐ Bonners Ferry ACI

☐ Moyie Springs ACI

Received:

RECEIVED

JUN 18 2025

BT: 33837

Receipt #:

Floodplain:

Zone X

Panel #:

1602070400B

Development Permit #:

n/a

PROJECT DESCRIPTION:

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

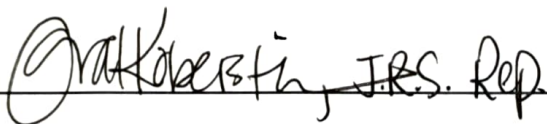
The purpose of this project is to divide 30.00 acres into 3 10-acre parcels.

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 <input checked="" type="checkbox"/> One electronic copy	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: _____



Date: _____

6/18/25

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
STOLLEY HOMES, LLC

RECEIVED	DATE
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① 616211

STATE OF IDAHO }
County of Boundary }

292076

Filed by: Alliance Title - Bonners Ferry Office
on 07/29/2022 at 09:22 AM

Glenda Poston

County Recorder By Deputy

Fees \$ 15.00

E-Recording

Recording Number 292076



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.: 616211

FOR VALUE RECEIVED

The Estate of William W Nixon, by Judith Ann Nixon as personal representative and Richard Lee Nixon, joined by his spouse, Patricia Nixon.

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

Stolley Homes LLC, an Idaho Limited Liability Company

whose current address is

**P.O. Box 3127
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: 07/26/2022

The Estate of William W Nixon, deceased

By: Judith Ann Nixon, Personal Representative
Judith Ann Nixon, Personal Representative

Richard Lee Nixon

Patricia Nixon

#292076

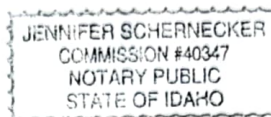
State of ID) ss.
County of Boise)

On this 26 day of July, 2022, before me, JENNIFER SCHERNECKER, a Notary Public in and for said state, personally appeared **Judith Ann Nixon** known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Estate of William W Nixon, deceased.

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

J. Scherneck

Notary Public for the State of ID
Residing at: _____
Commission Expires: _____



Expiration date 07/19/2027
Residing in Newman Lake, WA

State of _____) ss.
County of _____)

On this _____ day of July, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared **Richard Lee Nixon and Patricia Nixon**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

292076

File No. 616211

Exhibit 'A'

A tract of land situated in the Northeast Quarter (NE1/4) of Section Two (2), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at the southwest corner of said NE1/4 which is marked on the ground by a Brass Cap stamped RLS 3628; thence, along the west line of the NE1/4, N 00°14'09" E, 899.02 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said west line S 85°05'19" E, 1288.01 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 89°01'23" E, 516.25 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 01°29'41" E, 801.07 feet to the intersection with the south line of the NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said south line N 89°20'40" W, 1824.18 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for access and utilities being Sixty (60) feet in width and lying Thirty (30) feet on each side of the following described centerline:

Commencing at the intersection of the south line of the NE1/4 of said Section 2 and the westerly right of way of U.S. Highway No. 95 which is N 89°20'40" W, 363.31 feet from the southeast corner of the NE1/4; thence, leaving said south line and along said right of way the following Two (2) courses: N 04°47'05" E, 404.78 feet; thence, along a curve to the left having a central angle of 03°15'30", a radius of 5984.14 feet, for an arc length of 340.30 feet (chord = N 03°09'20" E, 340.25 feet) to the TRUE POINT OF BEGINNING; thence leaving said right of way N 88°28'25" W, 561.69 feet to a point on the east line of the above described tract and the terminus of this easement with the sidelines extended or shortened to intersect adjacent boundaries.

#293752

STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title Bonners Ferry Office
on 03/07/2023 at 09:09 AM
Glenda Poston
County Recorder _____
By Deputy

QUITCLAIM DEED

ORDER NO. 630946

Fees \$ 15.00
E-Recording
Recording Number 293752

FOR VALUE RECEIVED,

Stolley Homes LLC, an Idaho Limited Liability Company

do(es) hereby convey, release, remise and forever quitclaim unto

Sam C Testa, an unmarried man

whose current address is: 468 Pheasant Run Road
Bonners Ferry ID 83805

the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 02/28/2023

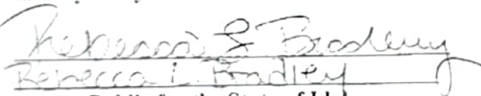


Jessica Stolley

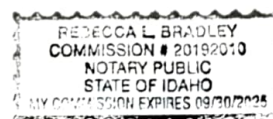
State of Idaho} ss
County of Boundary}

On this 28th day of February, 2023, before me,
Rebecca L Bradley, a Notary Public in and for said state,
personally appeared Jessica Stolley known or identified to me to be the Managing
Member in the Limited Liability Company known as Stolley Homes LLC 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.



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



PROPERTY DESCRIPTION – STOLLEY HOMES LLC. TO TESTA

A tract of land situated in the South Half of the Northeast Quarter (S1/2 NE1/4) of Section Two (2) Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; being a portion of that parcel described in Instrument No. 292076; more particularly described as follows:

BEGINNING at the southwest corner of said S1/2 NE1/4 which is marked on the ground by a brass cap stamped RLS 3628; thence, along the west line of the S1/2 NE1/4, N 00°14'09" E, 899.02 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said west line and along the northerly line of that parcel described in Instrument No. 292076, S 85°05'19" E, 236.14 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said northerly line and parallel to the west line of the S1/2 NE1/4, S 00°14'09" W, 881.49 feet to the intersection with the south line of the S1/2 NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said south line N 89°20'40" W, 235.36 feet to the POINT OF BEGINNING, encompassing an area of 4.81 acres.

SCHEDULE A

Commonwealth Land Title Insurance Company
 PO Box 45023
 Jacksonville, FL 32232

Order Number	Policy Number	Date of Policy	Amount of Insurance	Premium Amount
616211	81306-48132583	July 29, 2022 9:22AM	\$583,000.00	\$1,842.00

Endorsements Nos.:

Premium:

Address Reference: NNA Highway 95, Bonners Ferry, ID 83805

1. Name of Insured:

Stolley Homes LLC, an Idaho Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Stolley Homes LLC, an Idaho Limited Liability Company

4. The Land referred to in this policy is described as follows:

A tract of land situated in the Northeast Quarter (NE1/4) of Section Two (2), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at the southwest corner of said NE1/4 which is marked on the ground by a Brass Cap stamped RLS 3628; thence, along the west line of the NE1/4, N 00°14'09" E, 899.02 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said west line S 85°05'19" E, 1288.01 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 89°01'23" E, 516.25 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 01°29'41" E, 801.07 feet to the intersection with the south line of the NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said south line N 89°20'40" W, 1824.18 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for access and utilities being Sixty (60) feet in width and lying Thirty (30) feet on each side of the following described centerline:

Commencing at the intersection of the south line of the NE1/4 of said Section 2 and the westerly right of way of U.S. Highway No. 95 which is N 89°20'40" W, 363.31 feet from the southeast corner of the NE1/4; thence, leaving said south line and along said right of way the following Two (2) courses: N 04°47'05" E, 404.78 feet; thence, along a curve to

the left having a central angle of $03^{\circ}15'30''$, a radius of 5984.14 feet, for an arc length of 340.30 feet (chord = N $03^{\circ}09'20''$ E, 340.25 feet) to the TRUE POINT OF BEGINNING; thence leaving said right of way N $88^{\circ}28'25''$ W, 561.69 feet to a point on the east line of the above described tract and the terminus of this easement with the sidelines extended or shortened to intersect adjacent boundaries.

END OF SCHEDULE A

SCHEDULE B

Order No.: 616211 Policy No.: 81306-48132583

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorney's fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2022 which are a lien not yet due and payable.
8. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Bee Line Water, Inc.
Purpose: Public Utilities
Recorded: February 21, 1968
Instrument No.: [101051, records of Boundary County, Idaho.](#)
9. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Northern Lights, Inc.
Purpose: Public Utilities
Recorded: July 6, 1972
Instrument No.: [112146, records of Boundary County, Idaho.](#)
10. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Northern Lights, Inc.
Purpose: Public Utilities
Recorded: August 11, 1972
Instrument No.: [112394, records of Boundary County, Idaho.](#)

11. Rights, interests or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Survey
Dated: May 20, 2020
Prepared by: J.R.S. Surveying, Inc.
Fact(s): [Survey, Instrument No. 281804, records of Boundary County, Idaho.](#)
12. Rights, interests or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled Survey
Dated: January 26, 2022
Prepared by: J.R.S. Surveying, Inc.
Fact(s): [Survey, Instrument No. 290102, records of Boundary County, Idaho.](#)
13. Any question of location, boundary or area related to the Bane Creek, including, but not limited to, any past or future changes in it.
14. Any rights, interests or easements in favor of the public which exist or are claimed to exist over any part of the Land covered by water.
15. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$1,000,000.00
Dated: July 28, 2022
Trustor: Stolley Homes LLC, an Idaho Limited Liability Company
Trustee: Alliance Title & Escrow, LLC
Beneficiary: Charles L Fox, Trustee of The Fox Trust
Recorded: July 29, 2022
Instrument #: 292077

END OF SCHEDULE B