

# BOUNDARY COUNTY CONDITIONAL USE PERMIT APPLICATION

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

FILE #:

25-0150

## APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow:

RV PARK

Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance:

15.5.4

## APPLICANT INFORMATION:

Applicant/Landowner:	MYRON & KARLA WENGER TRUST		
Mailing Address:			
City:	State:	Zip:	
Site Address:	114 & 126 STAR RD	BONNERS FERRY	Subdivision:
Phone:	Email:		

## REPRESENTATIVE INFORMATION:

Representative's name:	SAME		
Company name:			
Mailing Address:			
City:	State:	Zip:	
Phone:	Email:		

## ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:			
Mailing Address:	SAME		
City:	State:	Zip:	
Phone:	Email:		

## TO BE COMPLETED BY COUNTY:

Zone District: <b>Suburban</b>	Overlay Zones: <b>Zone X</b>	<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: <b>RECEIVED</b> <b>JUL 28 2025</b> BY: <b>33871</b>
Floodplain:	Panel #: <b>1602070600B</b>	Development Permit #: <b>n/a</b>			Receipt #:

## PARCEL INFORMATION:

Parcel #s: RP62N02E177811A, 1.02 Acres  
 Current Zoning: SUBURBAN "812A" 1.01 Parcel acreage: 2.3 ACRES  
 Comprehensive plan designation: SUBURBAN Current Use: RESIDENTIAL  
 What zoning districts border the project site?  
 North: SUBURBAN East: SUBURBAN  
 South: SUBURBAN West: SUBURBAN  
 What are the current adjacent land uses? RESIDENTIAL  
 North: RESIDENTIAL South: RESIDENTIAL  
 East: RESIDENTIAL West: RESIDENTIAL  
 Within Area of City Impact? Yes  No  If yes, which city?

Please describe in detail all applicable uses/plans for subject property, including:

Setbacks:	Front: SOFT	Side 1: 25 FT	Side 2: 60 FT	Rear: 100 FT
Size of buildings:	N/A			
Type of unit:	RVs			
Machinery to be located on site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected start date:	3-17-25			
Expected # of employees daily:	1			
Days and hours of operation:	CONTINUOUS			
Advertising sign, size, location:	N/A			
Water:	<input type="checkbox"/> Well <input checked="" type="checkbox"/> 3MILE WATER Water Assn.			
Proposed access and whether public or private:	OFF OF STAR Rd			
# of units:	5			
Storage area on site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected completion date:	DONE			
Expected # of customers/visitors daily:	6			
Traffic (vehicles per day):	5			
Lighting plans:	ONE PER SITE			
Sewer:	<input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community			

## NARRATIVE STATEMENT: Use separate sheet if necessary.

How does the proposed conditional use permit application meet at a minimum the following standards of Section 7.7 of Boundary County Land Use Code 9B18LOV2?

Confirm the application and site plan are sufficient to demonstrate the full scope of the proposed use.

Confirm the proposed use conforms with the applicable standards of the ordinance.

1. How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?

MORE TRAFFIC

2. How do the impacts of the proposed use compare with the impacts of the existing uses within the zone?

MORE PEOPLE

3. How will applicant address concerns related to water and sewer services, traffic and access, electricity, fire protection, County Road & Bridge and other reviewing agencies?

MAKE SURE RESIDENTS RESPECT TRAFFIC LAWS AND WORK WITH ALL AGENCIES AS CONCERN ARISE

## PARCEL INFORMATION:

Parcel #'s: RP62N02E177811A	1.01 acres	Parcel acreage: 2.3 ACRES
Current Zoning: SUBURBAN "812A"	1.02 acres	Current Use: RESIDENTIAL
Comprehensive plan designation: SUBURBAN		
What zoning districts border the project site?		
North: SUBURBAN	East: SUBURBAN	
South: SUBURBAN	West: SUBURBAN	
What are the current adjacent land uses? RESIDENTIAL		
North: RESIDENTIAL	South: RESIDENTIAL	
East: RESIDENTIAL	West: RESIDENTIAL	
Within Area of City Impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If yes, which city?

## Please describe in detail all applicable uses/plans for subject property, including:

Setbacks: Front: 54 FT	Side 1: 25 FT	Side 2: 25 FT	Rear: 80 FT
Size of buildings: N/A	# of units: 5		
Type of unit: RV's	Storage area on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Machinery to be located on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Expected completion date: DONE		
Expected start date: 3-17-25	Expected # of customers/visitors daily: 6		
Expected # of employees daily: 1	Traffic (vehicles per day): 5		
Days and hours of operation: CONTINUOUS	Lighting plans: ONE PER SITE		
Advertising sign, size, location: N/A	Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community		
Water: Well, <input checked="" type="checkbox"/> 3 MILE WATER Water Assn.	Proposed access and whether public or private: OFF OF STAR Rd		

## NARRATIVE STATEMENT: Use separate sheet if necessary.

How does the proposed conditional use permit application meet at a minimum the following standards of Section 7.7 of Boundary County Land Use Code 9B18LOV2?

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1. How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?

MORE TRAFFIC

2. How do the impacts of the proposed use compare with the impacts of the existing uses within the zone?

MORE PEOPLE

3. How will applicant address concerns related to water and sewer services, traffic and access, electricity, fire protection, County Road & Bridge and other reviewing agencies?

MAKE SURE RESIDENTS RESPECT TRAFFIC LAWS AND WORK WITH ALL AGENCIES AS CONCERN ARISE

## PARCEL INFORMATION:

Parcel #'s: <b>RP62N02E177811A</b>	Parcel acreage: <b>2.3 ACRES</b>
Current Zoning: <b>SUBURBAN "812A"</b>	Current Use: <b>RESIDENTIAL</b>
Comprehensive plan designation: <b>SUBURBAN</b>	
What zoning districts border the project site?	
North: <b>SUBURBAN</b>	East: <b>SUBURBAN</b>
South: <b>SUBURBAN</b>	West: <b>SUBURBAN</b>
What are the current adjacent land uses?	
North: <b>RESIDENTIAL</b>	South: <b>RESIDENTIAL</b>
East: <b>RESIDENTIAL</b>	West: <b>RESIDENTIAL</b>
Within Area of City Impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, which city?

## Please describe in detail all applicable uses/plans for subject property, including:

Setbacks:	Front: <b>50FT</b>	Side 1: <b>25 FT</b>	Side 2: <b>60FT</b>	Rear: <b>100FT</b>
Size of buildings:	<b>N/A</b>			
Type of unit:	<b>RV's</b>			
Machinery to be located on site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected start date:	<b>3-17-25</b>			
Expected # of employees daily:	<b>1</b>			
Days and hours of operation:	<b>CONTINUOUS</b>			
Advertising sign, size, location:	<b>N/A</b>			
Water:	<input type="checkbox"/> Well, <input checked="" type="checkbox"/> <b>3 MILE WATER</b> Water Assn.			
Proposed access and whether public or private:	<b>OFF OF STAR Rd</b>			
# of units:	<b>5</b>			
Storage area on site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected completion date:	<b>PONE</b>			
Expected # of customers/visitors daily:	<b>6</b>			
Traffic (vehicles per day):	<b>5</b>			
Lighting plans:	<b>ONE PER SITE</b>			
Sewer:	<input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community			

## NARRATIVE STATEMENT: Use separate sheet if necessary.

How does the proposed conditional use permit application meet at a minimum the following standards of Section 7.7 of Boundary County Land Use Code 9B18LOV2?

Confirm the application and site plan are sufficient to demonstrate the full scope of the proposed use.

Confirm the proposed use conforms with the applicable standards of the ordinance.

1. How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?

**MORE TRAFFIC**

2. How do the impacts of the proposed use compare with the impacts of the existing uses within the zone?

**MORE PEOPLE**

3. How will applicant address concerns related to water and sewer services, traffic and access, electricity, fire protection, County Road & Bridge and other reviewing agencies?

**MAKE SURE RESIDENTS RESPECT TRAFFIC LAWS AND WORK WITH ALL AGENCIES AS CONCERN ARISE**

4. What is the potential benefit to the community offered by the proposed use?

AFFORDABLE HOUSING

5. How will concerns raised by the public be adequately addressed? (If no concerns have been raised at time of application, the landowner should address this section at the public hearing.)

HAVE POLICY FOR RESIDENTS TO SIGHT, FOR TRAFFIC AND NOISE, AND PETS,

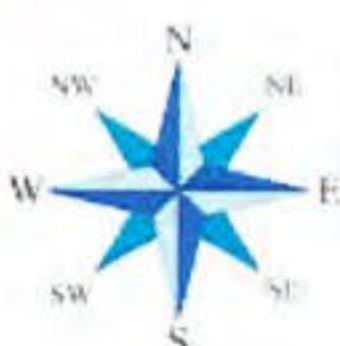
6. Will the proposed use constitute a public nuisance, impose undue adverse impacts to established surrounding land uses or infringe on the property rights of surrounding property owners? What mitigations could be offered to reduce potential impacts?

WRITTEN POLICIES AND PARK RULES

7. Does the proposed use place an unfair burden on Boundary County taxpayers with costs not offset by the potential benefits of the proposed use?

No

**SITE SKETCH** – Applicant may attach separate site plan. Plan shall include property boundaries, adjoining streets, parking areas, accesses, existing and proposed structures and dimensions, setbacks from all structures to property lines, proposed signs, lighting locations, outdoor storage, and other pertinent details to allow a thorough understanding of the project.



**REVISED**

5:09 pm, Jan 08, 2026

**BASIS OF BEARINGS**

Bearings are based on the bearing of the north line of the S1/4 per Record of Survey, Book 1 of Surveys, Page 296, as instrument No. 148682.

**NOTE**

Star Road right of way was originally surveyed as 40' wide and monumented as such on Book 1 of Surveys, Page 296. Subsequent surveys used the found monuments as the right of way line. Easement Deed #67680 calls the southerly right of way to be 25' from the east-west centerline of Section 17. Road pavement extends southerly of either of these alignments.

5<sup>th</sup> V (BASIS OF BEARINGS)  
2643.87 (C1/4 TO C1/4)

OAD  
S 89°42'53" E (R/10)

C/L 40' WIDE  
INGRESS/EGRESS  
EASMENT

1.02 ACRES

SITE 3 1/2

SITE 2 1/2

SITE 1 1/2

**BASIS OF BEARINGS**

Bearings are based on the bearing of the north line of the S1/4 per Record of Survey, Book 1 of Surveys, Page 296, as Instrument No. 148682.

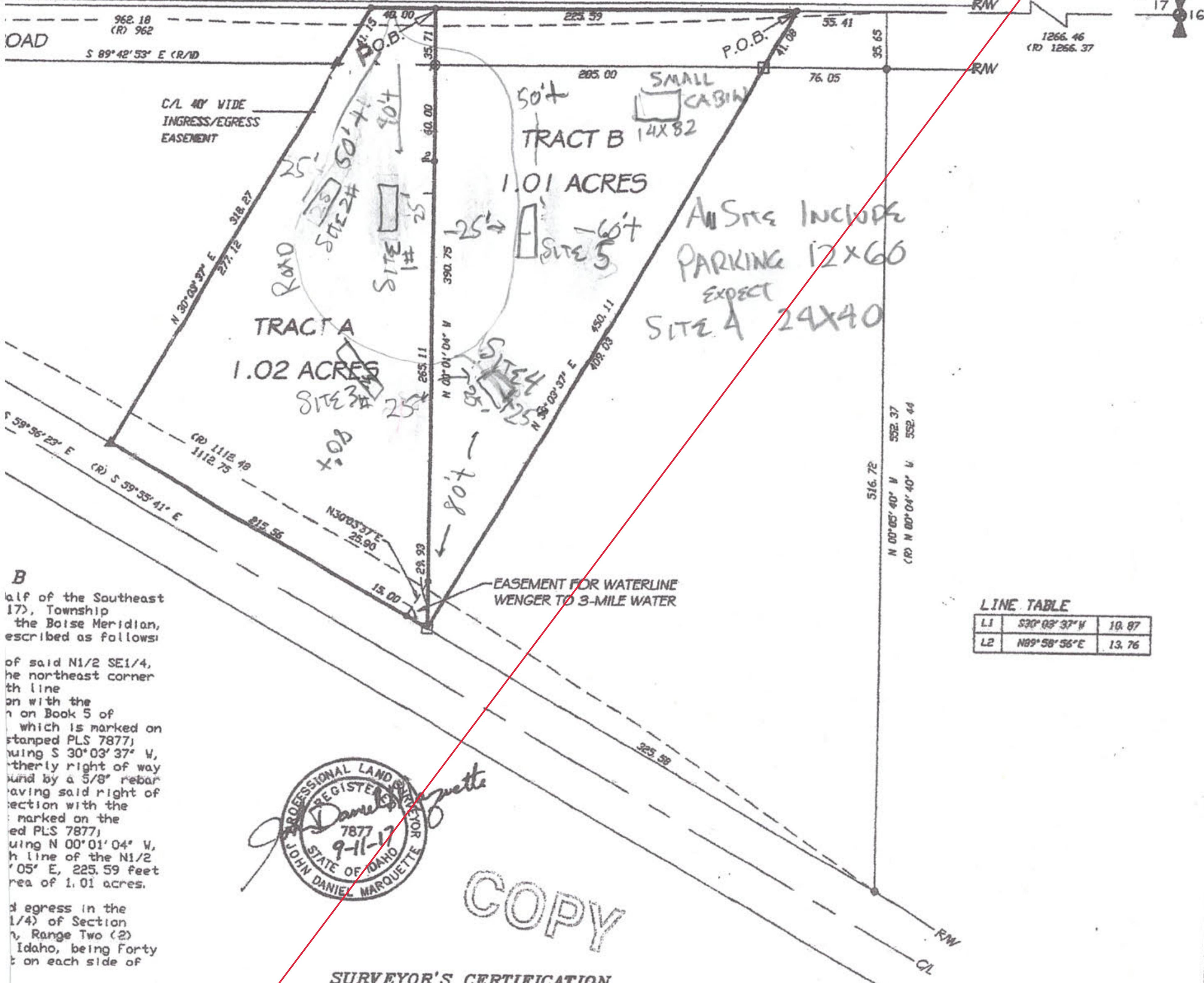
**RECORD OF SURVEY**

IN THE  
N1/2 SE1/4 OF SECTION 17  
TOWNSHIP 62 NORTH, RANGE 2 EAST, B.M.  
BOUNDARY COUNTY, IDAHO  
FOR  
MYRON WENGER

**NOTE**

Star Road right of way was originally surveyed as 40' wide and monumented as such on Book 1 of Surveys, Page 296. Subsequent surveys used the found monuments as the right of way line. Easement Deed #67680 calls the southerly right of way to be 25' from the east-west centerline of Section 17. Road pavement extends southerly of either of these alignments.

5° N (BASIS OF BEARINGS)  
2643.87 (E1/4 TO C1/4)

**SURVEYOR'S CERTIFICATION**

I, John Daniel Marquette, Idaho Land Surveyor No. 7877, 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 Record of Survey was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this 14 day of Sept. 2017, at 10:42 A.M. and duly recorded in Book B of Surveys, Page 101 as Instrument No. 271752.

**GLENDA POSTON**

County Recorder

C. Grainger  
Deputy Recorder

**J. R. S. SURVEYING, INC.**

P. O. BOX 3099 - 6476 S. MAIN ST.  
BINNERS FERRY, IDAHO 83805  
208-267-7553

**RECORD OF SURVEY**

FOR MYRON WENGER	06-28-2017
SE1/4, SEC 17, T26N, R2E, B.M.	SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO	JOB #17-47

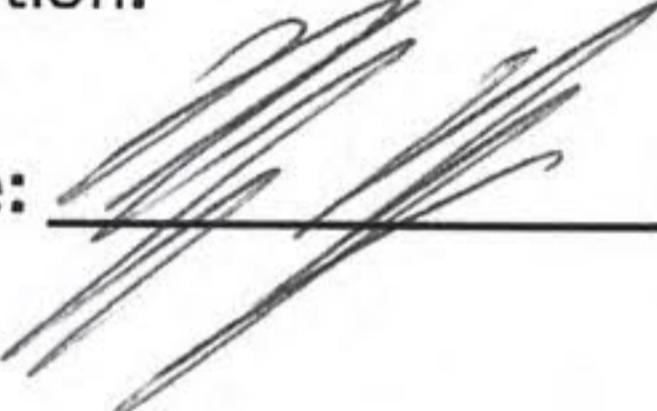


**REQUIRED:**

<b>APPLICATION CHECKLIST:</b>			
<b>COPY OF DEED:</b>	<input type="checkbox"/> <b>Attached</b>	<b>ACCESS &amp; EASEMENT INFO:</b>	<input type="checkbox"/> <b>Attached</b>
<b>WATER WILL SERVE LETTER:</b>	<input type="checkbox"/> <b>Attached</b>	<b>SEWER WILL SERVE LETTER:</b>	<input type="checkbox"/> <b>Attached</b>
<b>SITE PLAN:</b>	<input type="checkbox"/> <b>Attached</b>	<b>APPLICATION FEE:</b>	<input type="checkbox"/> <b>Included</b>

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

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's signature:  Date: 3-17-25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

### ADJACENT SURVEYS OF RECORD

Book 1 of Surveys, Page 88  
 Book 1 of Surveys, Page 94  
 Book 1 of Surveys, Page 209  
 Book 1 of Surveys, Page 236  
 Book 2 of Surveys, Page 120  
 Book 2 of Surveys, Page 227  
 Book 3 of Surveys, Page 38  
 Book 3 of Surveys, Page 117

Book 3 of Surveys, Page 151  
 Book 3 of Surveys, Page 197  
 Book 5 of Surveys, Page 190  
 Book 5 of Surveys, Page 256  
 Book 6 of Surveys, Page 43  
 Book 6 of Surveys, Page 79  
 Book 7 of Surveys, Page 106

### LEGEND

- Found corner evidence as noted
- Found 2<sup>nd</sup> Alum. cap/rebar - RLS 820
- Found 5/8" rebar/plastic cap - PLS 7877
- ▲ Found 5/8" rebar
- ◎ Set 5/8" rebar/plastic cap - PLS 7877
- Computed point
- (R) Record Bearing/Distance per Inst. #148666

### BASIS OF BEARINGS

Bearings are based on the bearing of the north line of the S1/4 per Record of Survey, Book 1 of Surveys, Page 296, as Instrument No. 148666.

### NOTE

Star Road right of way was originally surveyed as 40' wide and monumented as such on Book 1 of Surveys, Page 296. Subsequent surveys used the found monuments as the right of way line. Easement Deed #67690 calls the southerly right of way to be 25' from the east-west centerline of Section 17. Road pavement extends southerly of either of these alignments.

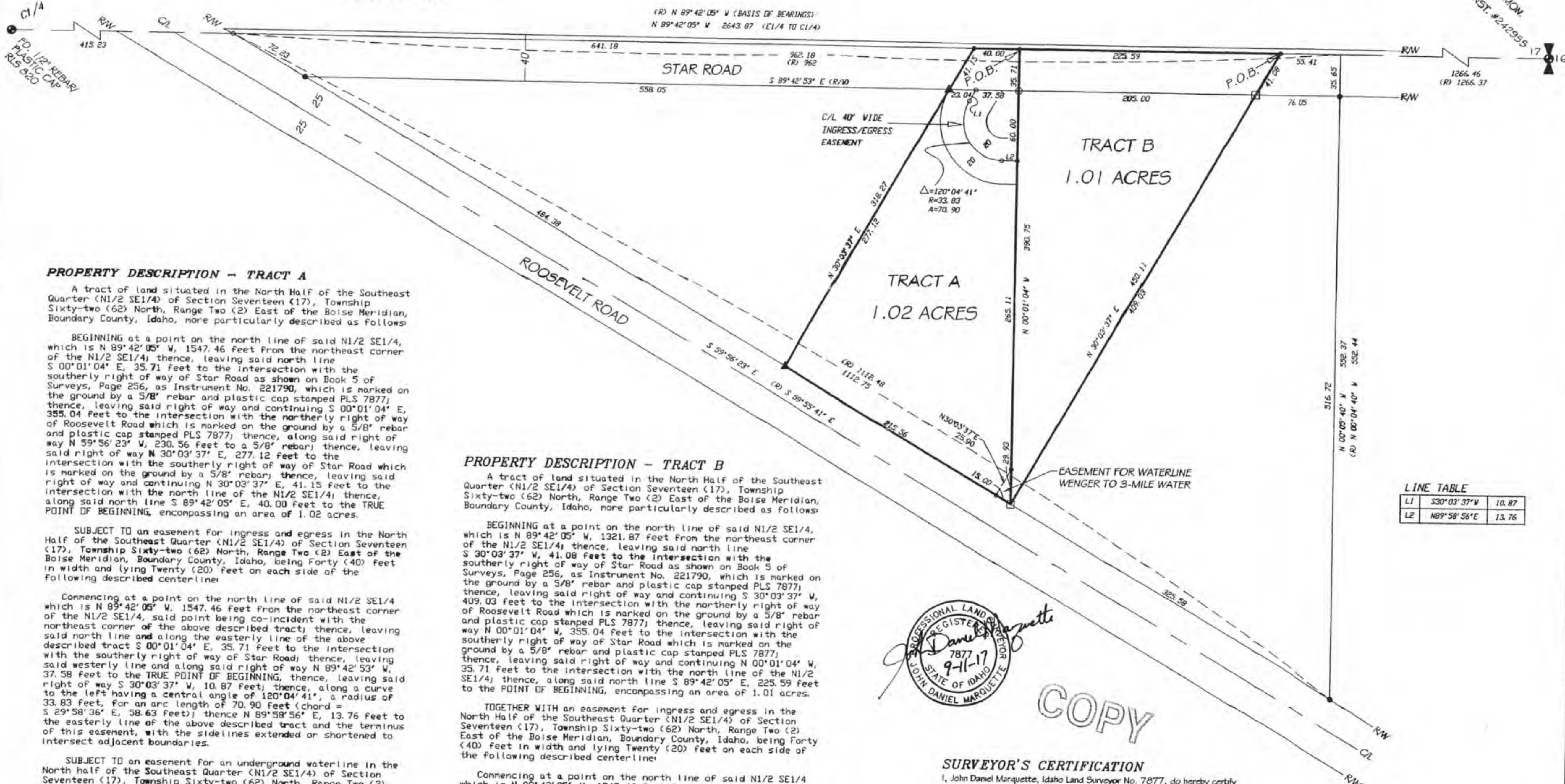
## RECORD OF SURVEY

IN THE  
 N1/2 SE1/4 OF SECTION 17  
 TOWNSHIP 62 NORTH, RANGE 2 EAST, B.M.  
 BOUNDARY COUNTY, IDAHO  
 FOR

MYRON WENGER

FD. ALUM. MON.  
 CAP-INST. #2422935

SCALE: ONE INCH = 60 FEET



### SURVEYOR'S CERTIFICATION

I, John Daniel Marquette, Idaho Land Surveyor No. 7877, 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 Record of Survey was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. the 12th day of Sept. 2017, at 10:42 A.M. and duly recorded in Book B of Surveys, Page 100 as Instrument No. 271752.

GLENDA POSTON

County Recorder

C. Grainger

Deputy Recorder

J. R. S. SURVEYING, INC.

P. O. BOX 3099 - 6476 S. MAIN ST.

BONNERS FERRY, IDAHO 83805

208-267-7555

RECORD OF SURVEY

FOR MYRON WENGER

BY JON

06-28-2017

SE1/4, SEC 17, T62N, R2E, B.M.

SHEET 1 OF 1

BOUNDARY COUNTY, IDAHO

JOB #17-47



## CITY OF BONNERS FERRY

7232 Main Street  
P.O. Box 149  
Bonners Ferry, Idaho 83805  
Phone: 208-267-3105

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March 17, 2025

To Whom It May Concern:

The property owned by Myron Wenger on Star Road, Moyie Springs, ID is served by City of Bonners Ferry electrical utility.

Thank you,

A handwritten signature in black ink that reads "Stephanie Lewandowski".

Stephanie Lewandowski, City Clerk

THREE MILE WATER DISTRICT  
P. O. BOX 906  
BONNERS FERRY, IDAHO 83805

August 20<sup>th</sup>, 2025

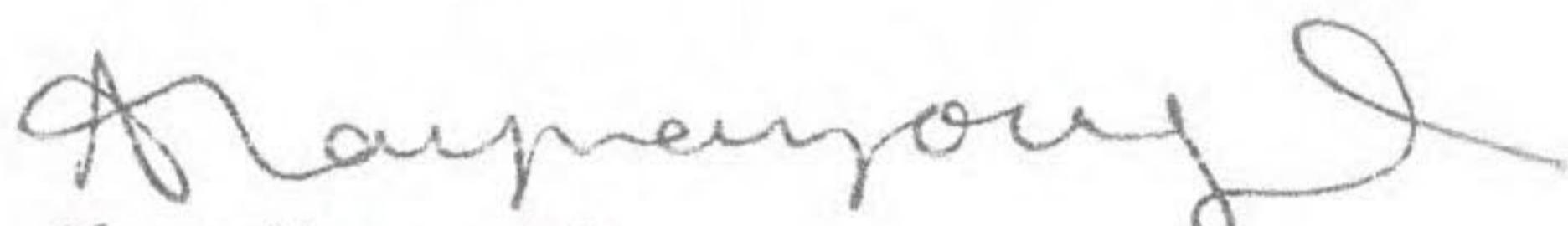
To Whom it May Concern,

The board has confirmed that the parcel listed as RP62N02E177811A, is within the Three Mile Water District.

Currently, Three Mile Water is limiting the number of approved applications per month to two (2). Applications need to be submitted in person to the office of Youngwirth, Davis & Associates located at 7193 Main Street, Bonners Ferry ID 83805. Incomplete applications that do not have all the required documentation will not be accepted. With each application we require: a legal description of the property, planning and zoning residential placement permit/approval from planning and zoning, RP number, assessor's parcel map, and a signed water use agreement.

If you have any questions on the application process, please contact the office at (208) 267-5166 to receive an application and water use agreement.

Sincerely,



Alayna Youngwirth  
Bookkeeper

Return to Grantee

ACCOMMODATION RECORDING  
COMMUNITY TITLE OF BOUNDARY COUNTY  
HAS NOT EXAMINED THIS DOCUMENT, ASSUMES  
NO LIABILITY AS TO THE VALIDITY AND ITS EFFECTS  
UPON THE TITLE.

QUITCLAIM DEED

271343

FOR VALUE RECEIVED,

Myron D Wenger and Karla J Wenger, Trustees of The Myron D Wenger and Karla J Wenger Family  
Revocable Inter Vivos Trust

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

Myron D Wenger and Karla J Wenger, Trustees of The Myron D Wenger and Karla J Wenger Family  
Revocable Inter Vivos Trust

whose mailing address is: 177 Bent Twig Lane, Bonners Ferry, ID 83805,

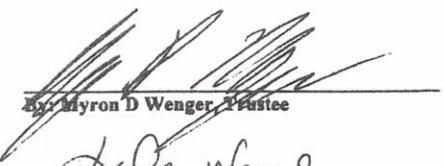
the following described premises together with any after acquired title, to wit:

See Attached for legal descriptions

together with their appurtenances.

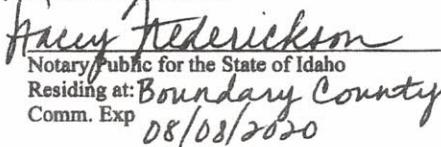
Dated: August 1, 2017

By: Myron D Wenger, Trustee

  
By: Karla J Wenger, Trustee

State of Idaho )  
County of Boundary )  
ss

On this 7th day of August, 2017, before me, a Notary Public in and for said county and state,  
personally appeared Myron D Wenger and Karla J Wenger, who proved to me on the basis of satisfactory evidence  
to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed  
the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity  
upon behalf of which the person acted, executed the instrument.

  
Notary Public for the State of Idaho  
Residing at: Boundary County  
Comm. Exp 08/08/2020



STATE OF IDAHO } SS.  
County of Boundary } Community Title  
Filed by: Glenda Poston }  
on 8-1-17 at 09:47 }  
Glenda Poston }  
County Recorder } C. Granger  
By Deputy  
Fee \$ 15.00 Chf CT  
Mail to C. Granger

**PROPERTY DESCRIPTION – TRACT A**

A tract of land situated in the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Seventeen (17), 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 north line of said N1/2 SE1/4, which is N 89°42'05" W, 1547.46 feet from the northeast corner of the N1/2 SE1/4; thence, leaving said north line S 00°01'04" E, 35.71 feet to the intersection with the southerly right of way of Star Road as shown on Book 5 of Surveys, Page 256, as Instrument No. 221790, which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said right of way and continuing S 00°01'04" E, 355.04 feet to the intersection with the northerly right of way of Roosevelt 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 59°56'23" W, 230.56 feet to a 5/8" rebar; thence, leaving said right of way N 30°03'37" E, 277.12 feet to the intersection with the southerly right of way of Star Road which is marked on the ground by a 5/8" rebar; thence, leaving said right of way and continuing N 30°03'37" E, 41.15 feet to the intersection with the north line of the N1/2 SE1/4; thence, along said north line S 89°42'05" E, 40.00 feet to the TRUE POINT OF BEGINNING, encompassing an area of 1.02 acres.

SUBJECT TO an easement for ingress and egress in the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Seventeen (17), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho, being Forty (40) feet in width and lying Twenty (20) feet on each side of the following described centerline:

Commencing at a point on the north line of said N1/2 SE1/4 which is N 89°42'05" W, 1547.46 feet from the northeast corner of the N1/2 SE1/4, said point being co-incident with the northeast corner of the above described tract; thence, leaving said north line and along the easterly line of the above described tract S 00°01'04" E, 35.71 feet to the intersection with the southerly right of way of Star Road; thence, leaving said westerly line and along said right of way N 89°42'53" W, 37.58 feet to the TRUE POINT OF BEGINNING, thence, leaving said right of way S 30°03'37" W, 10.87 feet; thence, along a curve to the left having a central angle of 120°04'41", a radius of 33.83 feet, for an arc length of 70.90 feet (chord = S 29°58'36" E, 58.63 feet); thence N 89°58'56" E, 13.76 feet to the easterly line of the above described tract and the terminus of this easement, with the sidelines extended or shortened to intersect adjacent boundaries.

SUBJECT TO the right of way of Star Road.

## PROPERTY DESCRIPTION - TRACT B

A tract of land situated in the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Seventeen (17), 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 north line of said N1/2 SE1/4, which is N 89°42'05" W, 1321.87 feet from the northeast corner of the N1/2 SE1/4; thence, leaving said north line S 30°03'37" W, 41.08 feet to the intersection with the southerly right of way of Star Road as shown on Book 5 of Surveys, Page 256, as Instrument No. 221790, which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said right of way and continuing S 30°03'37" W, 409.03 feet to the intersection with the northerly right of way of Roosevelt Road which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said right of way N 00°01'04" W, 355.04 feet to the intersection with the southerly right of way of Star Road which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said right of way and continuing N 00°01'04" W, 35.71 feet to the intersection with the north line of the N1/2 SE1/4; thence, along said north line S 89°42'05" E, 225.59 feet to the POINT OF BEGINNING, encompassing an area of 1.01 acres.

TOGETHER WITH an easement for ingress and egress in the North Half of the Southeast Quarter (N1/2 SE1/4) of Section Seventeen (17), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho, being Forty (40) feet in width and lying Twenty (20) feet on each side of the following described centerline:

Commencing at a point on the north line of said N1/2 SE1/4 which is N 89°42'05" W, 1547.46 feet from the northeast corner of the N1/2 SE1/4, said point being co-incident with the northwest corner of the above described tract; thence, leaving said north line and along the westerly line of the above described tract S 00°01'04" E, 35.71 feet to the intersection with the southerly right of way of Star Road; thence, leaving said westerly line and along said right of way N 89°42'53" W, 37.58 feet to the TRUE POINT OF BEGINNING, thence, leaving said right of way S 30°03'37" W, 10.87 feet; thence, along a curve to the left having a central angle of 120°04'41", a radius of 33.83 feet, for an arc length of 70.90 feet (chord = S 29°58'36" E, 58.63 feet); thence N 89°58'56" E, 13.76 feet to the westerly line of the above described tract and the terminus of this easement, with the sidelines extended or shortened to intersect adjacent boundaries.

SUBJECT TO the right of way of Star Road.