



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 & 120 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: Suburban	Overlay Zones: <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: RECEIVED JUL 28 2025 Receipt #: BY: 33871
Floodplain: Zone X	Panel #: 1602070600B	Development Permit #: n/a		

PARCEL INFORMATION:

Parcel #'s: RP62NO2E177811A "812A" ^{1.02} ACRES
 Current Zoning: SUBURBAN ^{1.01} ACRES
 Comprehensive plan designation: SUBURBAN
 What zoning districts border the project site?
 North: SUBURBAN East: SUBBUBBAN
 South: SUBURBAN West: SUBBURBAN
 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: 50 FT 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? ☐ Yes ☒ 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: ☒ Well ☒ 3 MILE WATER Water Assn.
 Proposed access and whether public or private: OFF OF STAR Rd
 # of units: 5
 Storage area on site? ☐ Yes ☒ No
 Expected completion date: DONE
 Expected # of customers/visitors daily: 6
 Traffic (vehicles per day): 5
 Lighting plans: ONE PER SITE
 Sewer: ☐ Bonners Ferry ☒ Septic ☐ 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 CONCERNS ARISE

PARCEL INFORMATION:

Parcel #'s: <u>RP62NO2E177811A</u>	Parcel acreage: <u>2.3 ACRES</u>
Current Zoning: <u>SUBURBAN "812A"</u>	Current Use: <u>RESIDENTIAL</u>
Comprehensive plan designation: <u>SUBURBAN</u>	
What zoning districts border the project site?	
North: <u>SUBURBAN</u>	East: <u>SUBURBAN</u>
South: <u>SUBURBAN</u>	West: <u>SUBURBAN</u>
What are the current adjacent land uses? <u>RESIDENTIAL</u>	
North: <u>RESIDENTIAL</u>	South: <u>RESIDENTIAL</u>
East: <u>RESIDENTIAL</u>	West: <u>RESIDENTIAL</u>
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: <u>54 FT</u>	Side 1: <u>25 FT</u>	Side 2: <u>25 FT</u>	Rear: <u>80 FT</u>
Size of buildings:	<u>N/A</u>			
Type of unit:	<u>RVS</u>			
Machinery to be located on site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected start date:	<u>3-17-25</u>			
Expected # of employees daily:	<u>1</u>			
Days and hours of operation:	<u>CONTINUOUS</u>			
Advertising sign, size, location:	<u>N/A</u>			
Water:	<input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> 3 MILE WATER Water Assn.			
Proposed access and whether public or private:	<u>OFF OF STAR RD</u>			
# of units:	<u>5</u>			
Storage area on site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected completion date:	<u>DONE</u>			
Expected # of customers/visitors daily:	<u>6</u>			
Traffic (vehicles per day):	<u>5</u>			
Lighting plans:	<u>ONE PER SITE</u>			
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 IF CONCERNS ARISE

PARCEL INFORMATION:

Parcel #'s: RP62NO2E177811A	Parcel acreage: 2.3 ACRES
Current Zoning: SUBURBAN "812A"	Current Use: RESIDENTIAL
Comprehensive plan designation: SUBURBAN	
What zoning districts border the project site?	
North: SUBURBAN	East: SUBBUBAN
South: SUBURBAN	West: SUBBURBAN
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: 50 FT	Side 1: 25 FT	Side 2: 60 FT	Rear: 100 FT
Size of buildings: N/A				
Type of unit: RVS	# of units: 5			
Machinery to be located on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Storage area on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected start date: 3-17-25	Expected completion date: DONE			
Expected # of employees daily: 1	Expected # of customers/visitors daily: 6			
Days and hours of operation: CONTINUOUS	Traffic (vehicles per day): 5			
Advertising sign, size, location: N/A	Lighting plans: ONE PER SITE			
Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> 3 MILE WATER Water Assn.	Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community			
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?

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 CONCERNS 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 SIGN, FOR TRAFFIC AND NOISE, AND PETS,

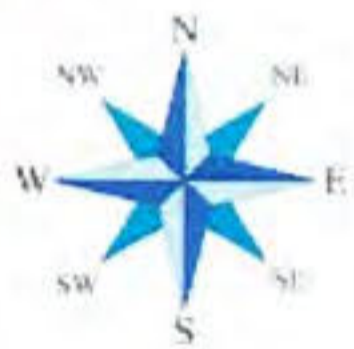
6. Will the proposed use constitute a public nuisance, impose undue adverse impacts to established surrounding land uses or infringe on the property rights of surrounding property owners? What mitigations could be offered to reduce potential impacts?

WRITTEN POLICES 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.



5:09 pm, Jan 08, 2026

BASIS OF BEARING
Bearings are based on the bearing of the north line of the Sec. per Record of Survey, Book 1 of Surveys, Page 296, as Instrument No. 148682.

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 #67630 calls the southerly right of way to be 25' from the east-west centering of Section 17. Road pavement extends southerly of either of these alignments.

FD-ALUM. MON.
RLS 853
CPAF-INST. #2

[illegible]

L1	530° 03' 37" W	10.87
L2	N89° 58' 56" E	13.76

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 55-1505 through 1906) and accepted methods and procedures of surveying.

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 14th day of Sept., 2017, at 10:40 a.m. and duly recorded in Book 5 of Surveys, Page 114 of this instrument No. 281

Deputy Recorder

BOUNCE COUNTY, IDAHO

06-29-2017

SHEET 1 OF

BASIS OF BEARINGS

Bearings are based on the bearing of the north line of the SE1/4 per Record of Survey, Book 1 of Surveys, Page 296, as Instrument No. 146602.

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.

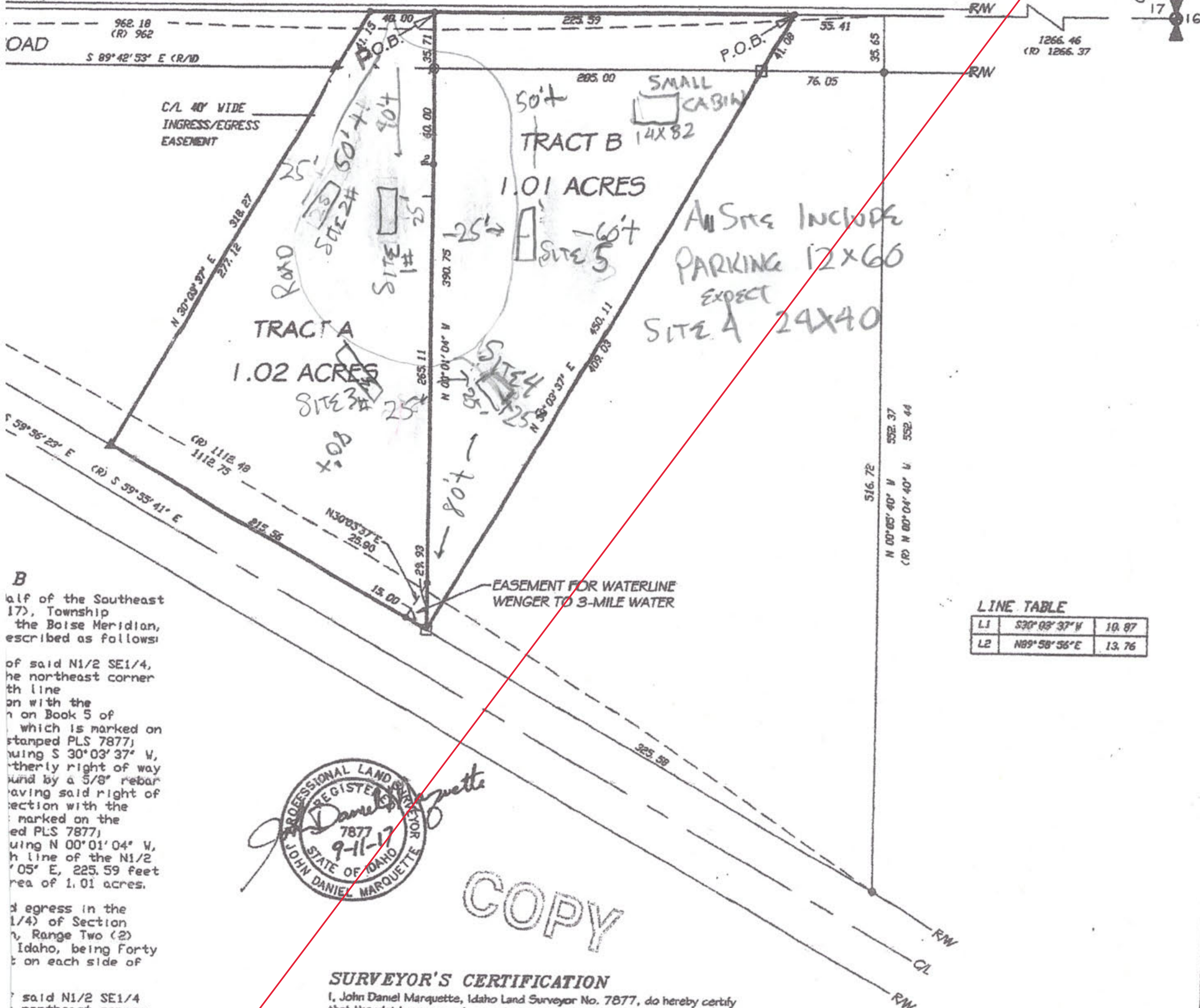
RECORD OF SURVEY

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.
RS 8-13
CP#F-118T. #242955

5' W (BASIS OF BEARINGS)
2643.87 (E1/4 TO C1/4)



B
half of the Southeast
17), Township
the Boise Meridian,
described as follows:

of said N1/2 SE1/4,
the northeast corner
th line
on with the
n on Book 5 of
which is marked on
stamped PLS 7877,
uing S 30°03'37" W,
therly right of way
und by a 5/8" rebar
aving said right of
section with the
marked on the
ed PLS 7877,
uing N 00°01'04" W,
h line of the N1/2
°05' E, 225.59 feet
rea of 1.01 acres.

d egress in the
1/4) of Section
n, Range Two (2)
Idaho, being Forty
t on each side of

Y said N1/2 SE1/4
northeast corner
nt with the
j thence, leaving
f the above
the intersection
thence, leaving
y N 89°42'53" W,
ence, leaving said
e, along a curve
41", a radius of
chord =
E, 13.76 feet to
t and the terminus
or shortened to



COPY

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 day of Sept. 2017, at 10:42 a.m. and duly recorded in Book 8 of Surveys, Page 271752, as Instrument No. 271752.

GLENDIA POSTON
County Recorder

C. Granger
Deputy Recorder

J. R. S. SURVEYING, INC.

P.O. BOX 3099 - 6476 S. MAIN ST.
BIDWATER FERRY, IDAHO 83805
208-267-7555

RECORD OF SURVEY

FOR MYRON WENGER

BOOK 8, PAGE 271752

06-28-2017

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

SHEET 1 OF 1

BOUNDARY COUNTY, IDAHO

JOB 017-47

BASIS OF BEARINGS

Bearings are based on the bearing of the north line of the 5th per Record of Survey, Book 1 of Surveys, Page 296, as Instrument No. 148602.

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.

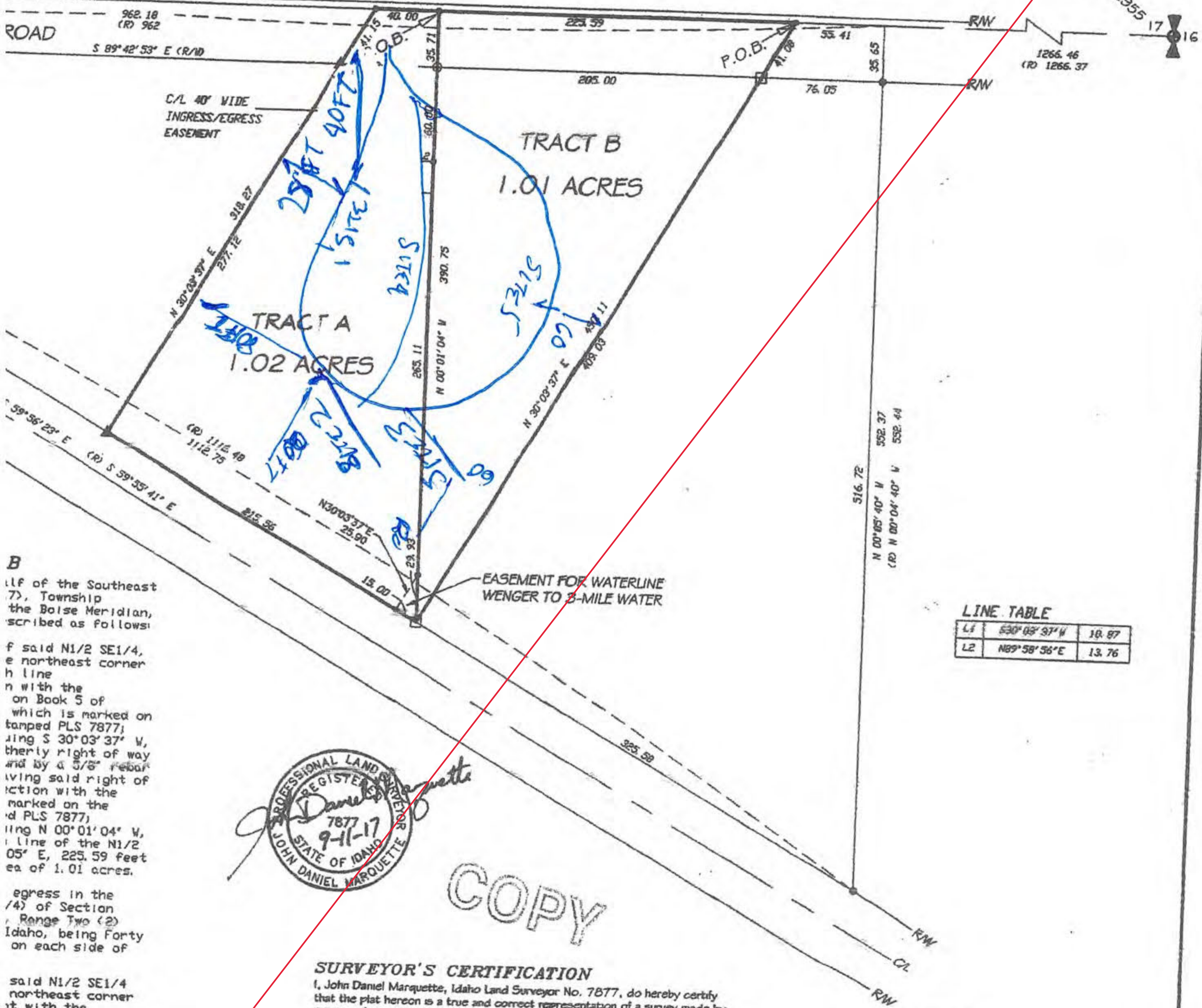
RECORD OF SURVEY

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.
R/S 653
CP# INST. #242955

05° W (BASIS OF BEARINGS)
N 2643.87 (E1/4 TO C1/4)



B
1/4 of the Southeast
7), Township
the Boise Meridian,
scribed as follows:

f said N1/2 SE1/4,
e northeast corner
h line
n with the
on Book 5 of
which is marked on
tamped PLS 7877,
ing S 30°03'37" W,
therly right of way
and by a 5/8" rebar
iving said right of
ction with the
marked on the
d PLS 7877,
ing N 00°01'04" W,
line of the N1/2
05° E, 225.59 feet
ea of 1.01 acres.

egress in the
/4) of Section
Range Two (2)
Idaho, being Forty
on each side of

said N1/2 SE1/4
northeast corner
it with the
thence, leaving
the above
the intersection
thence, leaving
N 89°42'53" W,
nce, leaving said
along a curve
1', a radius of
ord =
E, 13.76 feet to
and the terminus
or shortened to



COPY

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 day of Sept., 2017, at 10:42 a.m. and duly recorded in Book 5 of Surveys, Page 271752 as Instrument No. 271752
GLENDAPOSTON
County Recorder
C. Granger
Deputy Recorder

LINE TABLE

L1	S30°03'37" W	18.87
L2	N89°58'56" E	13.76

J. R. S. SURVEYING, INC.

P.O. BOX 3099 - 6476 S. MAIN ST.
BIDNERS FERRY, IDAHO 83805
208-267-7555

RECORD OF SURVEY

FOR MYRON WENGER

BOOK BY: JRM

06-28-2017

SE1/4, SEC. 17, T62N, R2E, E1/4

SHEET 1 OF 1

BOUNDARY COUNTY, IDAHO

JOB 817-47

REQUIRED:

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

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" 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 SE1/4 per Record of Survey, Book 1 of Surveys, Page 296, as Instrument No. 148662.

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.

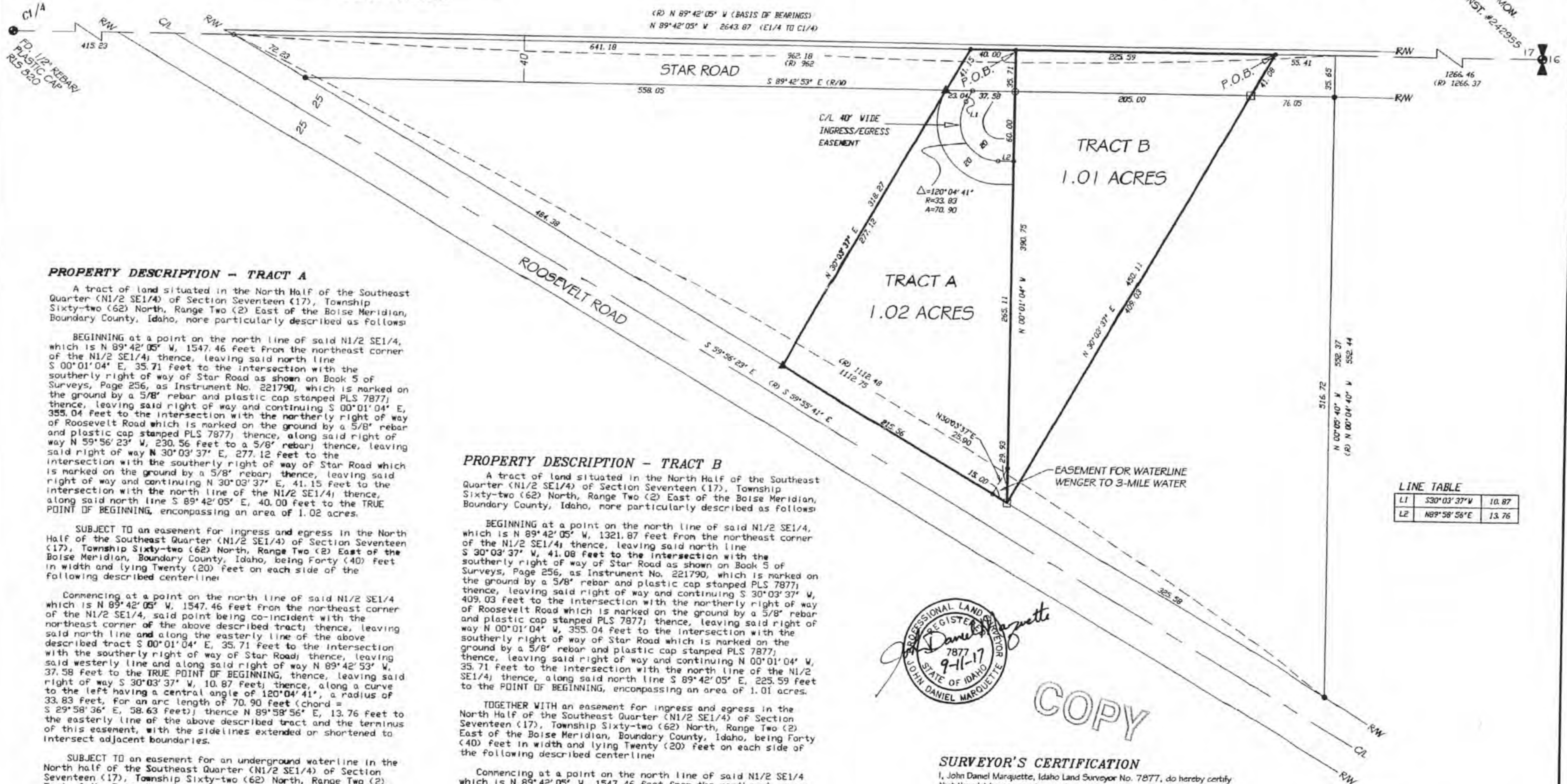
RECORD OF SURVEY

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.
RLS 820
CAP/INST. #242955

SCALE: ONE INCH = 60 FEET



LINE TABLE		
L1	S30°03'37"W	10.87
L2	N89°58'56"E	13.76



COPY

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 day of Sept. 2017, at 10:42 a.m. and duly recorded in Book 5 of Surveys, Page 209, as Instrument No. 271752.

GLENDAPOSTON
County Recorder

C. Granger
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	
BOOK 5, JOB	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

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 cursive script that reads "Stephanie Lewandowski".

Stephanie Lewandowski, City Clerk

#21-0150

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

August 20th, 2025

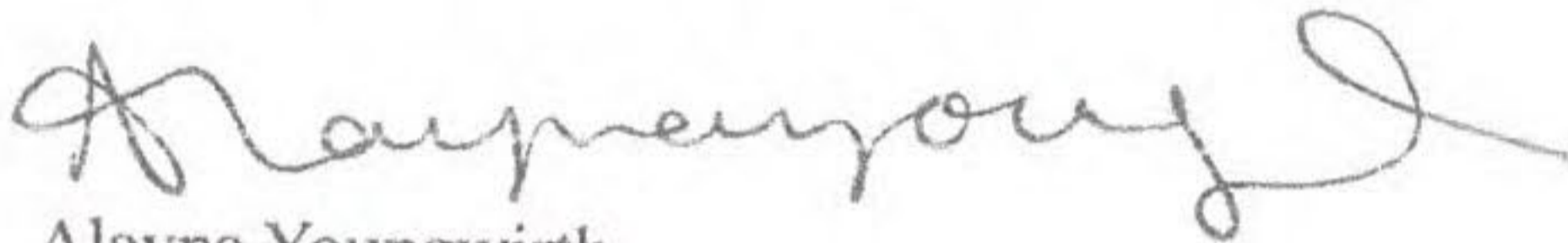
To Whom it May Concern,

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, accessor'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.

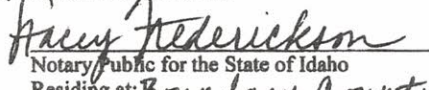
Dated: August 1, 2017

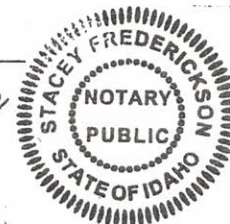

By: Myron D Wenger, Trustee


By: Karla J Wenger, Trustee

State of Idaho)
County of Boundary)
SS

On this 1st 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)
Filed by: Community Title
on 8-17 at 2:07
Glenda Poston C. Grainger
County Recorder By Deputy
Fee \$ 15.00 CHG
Mail to CHG

271343

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.

271343

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.