

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0049-25

RECEIVED:

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david.fisher, 5/19/2025, 4:11:55 PM

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: FERGUSON LAND DIVISION

### APPLICANT INFORMATION:

Landowner's name: JACK KLEMSTEIN - Church of God at Goodyear

Mailing address: 568 MEADOWLARK LANE

City: OLDTOWN

State: IDAHO

Zip code: 83822

Telephone: 602-206-7970

Fax:

E-mail: JACKKLEMSTEIN@YAHOO.COM

### REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: DARREL CARSTEN - LAND SURVEYOR

Company name: SYNTIER ENGINEERING

Mailing address: 55 E LINCOLN ROAD, SUITE 101

City: SPOKANE

State: WA

Zip code: 99208

Telephone: 509-467-1550

Fax:

E-mail: DARREL@SYNTIERENGR.COM; TAYLOR@SYNTIERENGR.COM

### PARCEL INFORMATION:

Section #: 24

Township: 55N

Range: 6W

Parcel acreage: 24.25

Parcel # (s): RP55N06W243900

Current zoning: R-5

Current use: AG/RESIDENTIAL

Comprehensive plan designation: R-5

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

**ADDITIONAL PROJECT DESCRIPTION:****This application is for :**

Lot #1	Proposed acreage: 12.49	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.88	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: 5.88		
Lot #4	Proposed acreage:		

**SITE INFORMATION:**

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C1075E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>gravel/dirt, approx 14', 3060' R/W, 21'</u> <u>Meadow Lark Lane 429192</u>	
List existing access and utility easements on the subject property. _____ _____ _____	

**SERVICES:**Which power company will serve the project site? Inland Power & Lights AVISTAWhich fire district will serve the project site? Spirit Lake Fire**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual systemExplain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: individual septic systems & drain fields**Note:** Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☒ Yes ☐ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_

Shaded well agreement**Note:** Please attach the necessary proof of urban services if required.

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 Bonner 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: Jack R. Klemstein Date: 5/16/2025  
DIRECTOR OF THE CHURCH OF GOD OF  
CLOUTOWN, IDAHO

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



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### MINOR LAND DIVISION CHECKLIST

#### **Instructions:**

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
  - ☐ A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
  - ☐ Boundary closures.
  - ☐ A copy of plat certificate/preliminary title report.
  - ☐ A copy of the currently recorded deed for the subject property.
  - ☐ If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
  - ☐ Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
  - ☐ Any other information the applicant believes should be considered in the application.
  - ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



# KLEMSTEIN-FERGUSON MINOR LAND DIVISION

A PORTION OF GOVERNMENT LOT 2 OF SECTION 24, TOWNSHIP 55 NORTH,  
RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## SURVEYORS NARRATIVE:

- WE ACCEPTED THE MONUMENTS F1–F4 AS THE 4 CORNERS OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDAN, BONNER COUNTY, IDAHO. A PORTION OF THE SOUTH AND WEST LINE OF SAID NORTHWEST QUARTER ARE THE SOUTH AND WEST LINES OF THE SUBJECT PROPERTY.
- WE ACCEPTED THE MONUMENTS F6 THROUGH F8 AS THE WEST LINE OF THE EAST 660 FEET OF SAID NORTHWEST QUARTER. A PORTION OF SAID WEST LINE IS THE EAST LINE OF THE SUBJECT PROPERTY.
- WE ACCEPTED THE MONUMENTS F9 AND F10 AS A LINE BEING PARALLEL WITH AND 1746.00 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 1 OF SAID NORTHWEST QUARTER. A PORTION OF SAID PARALLEL LINE IS THE NORTH LINE OF THE SUBJECT PROPERTY.
- THE SUM OF THE TOTAL DISTANCES MAY NOT ADD UP TO THE INDIVIDUAL DISTANCES ALONG THE BLOCK BECAUSE OF THE PROPORTIONATE DIVISION OF THE TOTAL LINE AND SIGNIFICANT NUMBERS.
- RECORD DISTANCES WILL NOT BE SHOWN WHEN MEASURED DISTANCES ARE WITHIN 0.10’ OF SAID RECORD DISTANCES.

## OFFICIAL DOCUMENTS:

- R1A WARRANTY DEED, INSTRUMENT NUMBER 912558,10/05/2017, FRANK QUEEN AND DEBBI QUEEN TO THE CHURCH OF GOD AT GOODYEAR.
- R1B GENERAL LAND OFFICE SURVEY OF TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, 1893, SURVEYOR: SONNENKALB.
- R2 CP&F RECORD, N–23, WEST QUARTER CORNER SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, INSTRUMENT NUMBER 1021335, SURVEYOR: PROVOLT.
- R3 CP&F RECORD, P–23, CENTER QUARTER CORNER SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, INSTRUMENT NUMBER 1002693, SURVEYOR: GLAHE.
- R4 CP&F RECORD, N–21, CLOSING CORNER SECTIONS 24 & 19, TOWNSHIP 55 NORTH, RANGE 6 WEST, INSTRUMENT NUMBER 973745, SURVEYOR: DIESEN.
- R5 CP&F RECORD, N–23, QUARTER CORNER SECTIONS 24 & 19, TOWNSHIP 55 NORTH, RANGE 6 WEST, INSTRUMENT NUMBER 973743, SURVEYOR: DIESEN.
- R6 MCDONALD CREEK RANCHETTES, INSTRUMENT NUMBER 229343, 1980, SURVEYOR: O’HARE.
- R7 SURVEY FOR: MARGARET CURETON, INSTRUMENT NUMBER 875155, 2015, SURVEYOR: DIESEN.
- R8 SURVEY FOR: MARCIA PARKER, INSTRUMENT NUMBER 840287, 2013, SURVEYOR: HOISINGTON.
- R9 SURVEY FOR: DEANNA SHANEN, INSTRUMENT NUMBER 791513, 2010, SURVEYOR: HOISINGTON.
- R10 SURVEY FOR: PATRICIA MILLER AND MARCIA PARKER, INSTRUMENT NUMBER 719225, 2010, SURVEYOR: HOISINGTON.
- R11 SURVEY FOR: JOHN AND DANA SLATER, INSTRUMENT NUMBER 551766, 1999, SURVEYOR: HOISINGTON.
- R12 SURVEY FOR: HOWARD E. HALL, INSTRUMENT NUMBER 485431, 1996, SURVEYOR: HOISINGTON.
- R13 SURVEY FOR: DANA SLATER, KIM HAURITZ, DONALD GRIFFITH, AND DAVID CASSEL, INSTRUMENT NUMBER 467605, 1995, SURVEYOR: HOISINGTON.

## CORNER NOTES:

- F1 FOUND 5/8” REBAR WITH 1 1/2” ALUMINUM CAP MARKED “RRH, 6019” FOR THE CLOSING CORNER OF SECTIONS 24 & 19, AT SURFACE.
- |  |       |                  |
|--|-------|------------------|
| RPF–20” TAMARACK WITH TAG & WASHER “PLS 15516” | N03°E | 45.54’(R4)       |
| RPF–12” TAMARACK WITH TAG & WASHER “PLS 15516” | N84°E | 13.05’(R4)       |
| RPF–12” TAMARACK WITH TAG & WASHER “PLS 15516” | S12°E | 9.31’(R4)        |
| RPF–3 1/4” GLO BRASS CAP                       | N89°W | 2.49’ 2.32’(R13) |
- F2 FOUND 1 1/2” ALUMINUM CAP IN 4” DIAMETER CONCRETE MONUMENT MARKED “RRH, 6019” FOR NORTH QUARTER CORNER OF SECTION 24, AT SURFACE.
- |  |       |            |
|--|-------|------------|
| RPF–8” PINE WITH TAG & WASHER “PLS 15516”  | N80°E | 10.09’(R5) |
| RPF–10” PINE WITH TAG & WASHER “PLS 15516” | S24°E | 15.55’(R5) |
| RPF–5/8” REBAR, NO CAP                     | S08°E | 9.28’(R12) |
| RPF–8” PINE WITH TAG & WASHER “PLS 15516”  | S76°W | 29.79’(R5) |
- F3 FOUND 5/8” REBAR WITH 1 1/2” ALUMINUM CAP MARKED “RRH, 6019” FOR THE CENTER QUARTER CORNER, AT SURFACE.
- |  |       |            |
|--|-------|------------|
| RPF–8” PINE WITH TAG                       | S10°E | 9.6’(R3)   |
| RPF–8” PINE WITH TAG                       | S30°W | 15.45’(R3) |
| RPF–FENCE POST WITH WASHER “H2, PLS 12110” | N11°E | 9.0’       |
- F4 FOUND 5/8” REBAR WITH YPC MARKED “PROVOLT, PLS 7879”, AT SURFACE.
- |   |       |       |
|---|-------|-------|
| RPF–12” PINE WITH PK NAIL AND WASHER      | S32°W | 9.8’  |
| RPF–RAILROAD TIE FENCE POST WITH MAG NAIL | WEST  | 6.45’ |
- F5 FOUND 5/8” REBAR, NO CAP.
- F6–F9 FOUND 5/8” REBAR WITH 1 1/2” ALUMINUM CAP MARKED “RRH, 6019”, AT SURFACE.

## OWNERS CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JACK KLEMSTEIN, DIRECTOR OF CHURCH OF GOD AT GOODYEAR, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1, 2, & 3, THE SAME TO BE KNOWN AS "THE KLEMSTEIN FERGUSON MINOR LAND DIVISION", BEING A PORTION OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 2;

EXCEPT THE EAST 660 FEET THEREOF;

ALSO EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING IN GOVERNMENT LOT 2:

A PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1135.00 FEET OF THAT PORTION OF GOVERNMENT LOTS 1 AND 2 LYING SOUTHERLY OF A LINE WHICH IS 978.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF GOVERNMENT 1, AND NORTHERLY OF A LINE WHICH IS 1746.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 1, AND NORTHERLY OF A LINE WHICH IS 1746.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 1.

CHURCH OF GOD AT GOODYEAR

JACK KLEMSTEIN, DIRECTOR

## ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_ )  
 ) S.S.  
\_\_\_\_\_ COUNTY )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME JACK KLEMSTEIN, TO ME KNOWN TO BE THE DIRECTOR OF CHURCH OF GOD AT GOODYEAR, AN ARIZONA NON–PROFIT CORPORATION, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USED AND PROPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

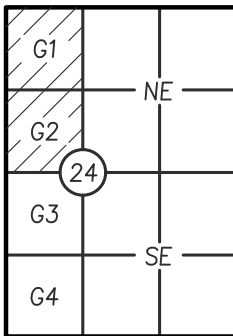
## BASIS OF BEARING:

THE BEARING OF NORTH 88°47’21” EAST 1805.50 FEET WAS ASSUMED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BETWEEN CORNERS F1 AND F2.

## ZONING DESIGNATION:

LAND USE ZONING ON THE SITE IS NOTED AS BEING R–5, (RURAL–5). THE SPECIFIED MINIMUM ZONING SETBACKS ARE:

- (a) MINIMUM LOT AREA: 5 ACRES
- (b) MINIMUM STREET SETBACK: 25 FEET
- (c) MINIMUM PROPERTY LINE SETBACK: 25 FEET
- (d) MAXIMUM LOT COVERAGE: 35%
- (e) MINIMUM LOT LINE FOR AGRICULTURE BUILDINGS & NONRESIDENTIAL STRUCTURES: 40 FEET



S.24, T.55N., R.6W., B.M.

## RECORDER’S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_,  
AT \_\_\_\_\_M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
AT PAGE \_\_\_\_\_ INSTRUMENT NUMBER \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
\_\_\_\_\_  
BONNER COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY

## PLANNING DIRECTOR’S CERTIFICATE

THIS PLAT OF "KLEMSTEIN–FERGUSON MINOR LAND DIVISION" HAS BEEN EXAMINED AND APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT OF "KLEMSTEIN–FERGUSON MINOR LAND DIVISION" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

## PANHANDLE HEALTH DISTRICT

A SANITARY RESTRICTION IS IN EFFECT ON THIS PLAT, NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER ON SAID PREMISSES WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES UNTIL THE REQUIREMENTS OF IDHAO CODE 50–1326 THROUGH 50–1329 HAVE BEEN SATISFIED, AND LIFTED.

THIS PLAT APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

PANHANDLE HEALTH DISTRICT

## COUNTY TREASURER’S CERTIFICATE

I DO HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE DESCRIBED PROPERTY HAVE BEEN PAID IN FULL UP TO AND INCLUDING THE YEAR 2024.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BONNER COUNTY TREASURER

## COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "KLEMSTEIN–FERGUSON MINOR LAND DIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BONNER COUNTY SURVEYOR

## SURVEYOR’S CERTIFICATE:

I, DARREL WAYNE CARSTEN, PLS 17200, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERTY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DARREL WAYNE CARSTEN, PLS 17200 DATE \_\_\_\_\_



	By	Date	Scale: N/A
Surveyed	BLS	05/25	Date: July 8, 2025
Drawn	CLM	05/25	Drawing Name MSP368–ROS.DWG
Checked	TMH	05/25	
Approved	DWC	05/25	
Accepted			Sheet 1 of 2

**SYNTIER**  
Engineering, Inc.  
405 SE Brelsford Drive, Suite C  
Pullman, WA 99163  
www.SynTierEngr.com 509.339.6187

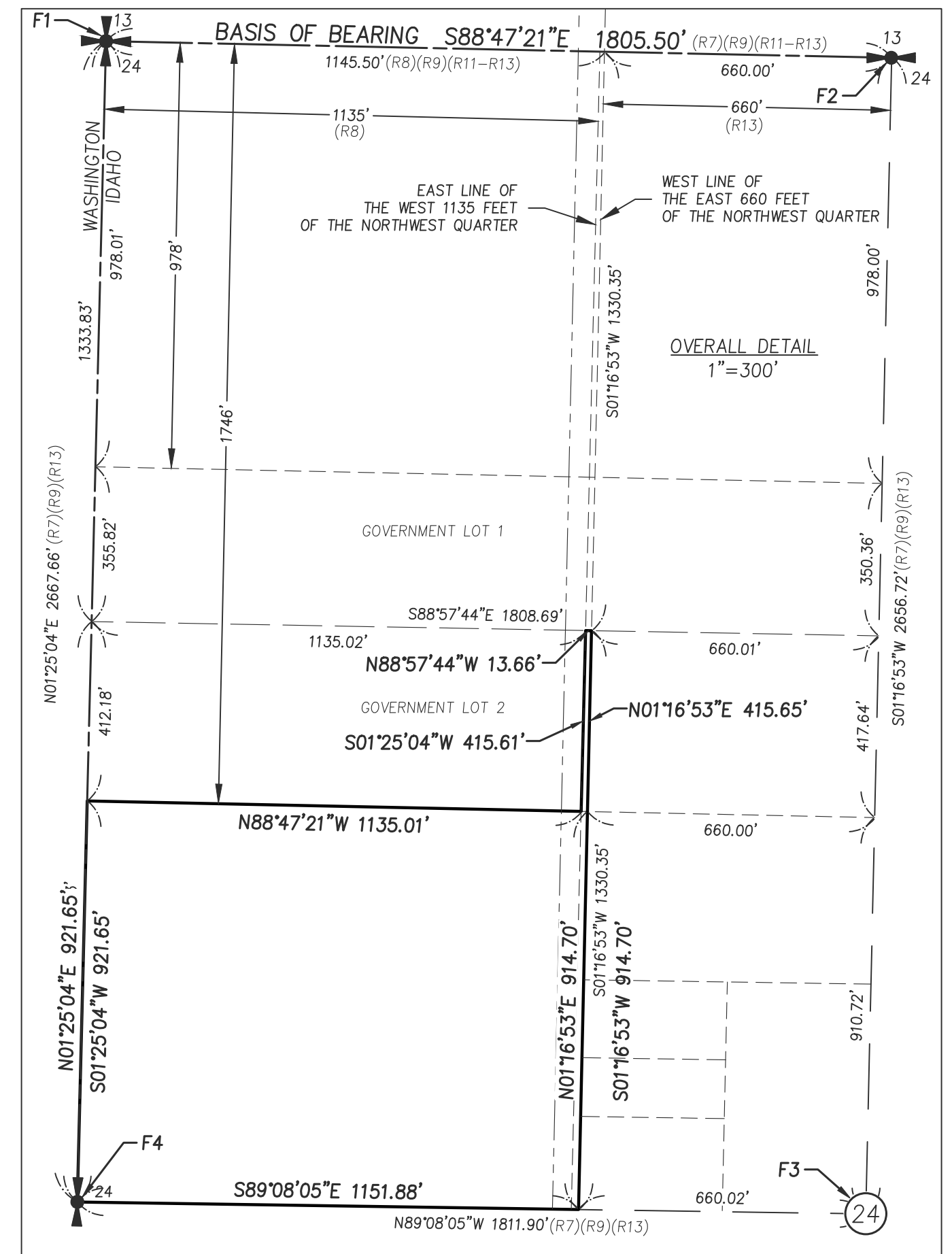
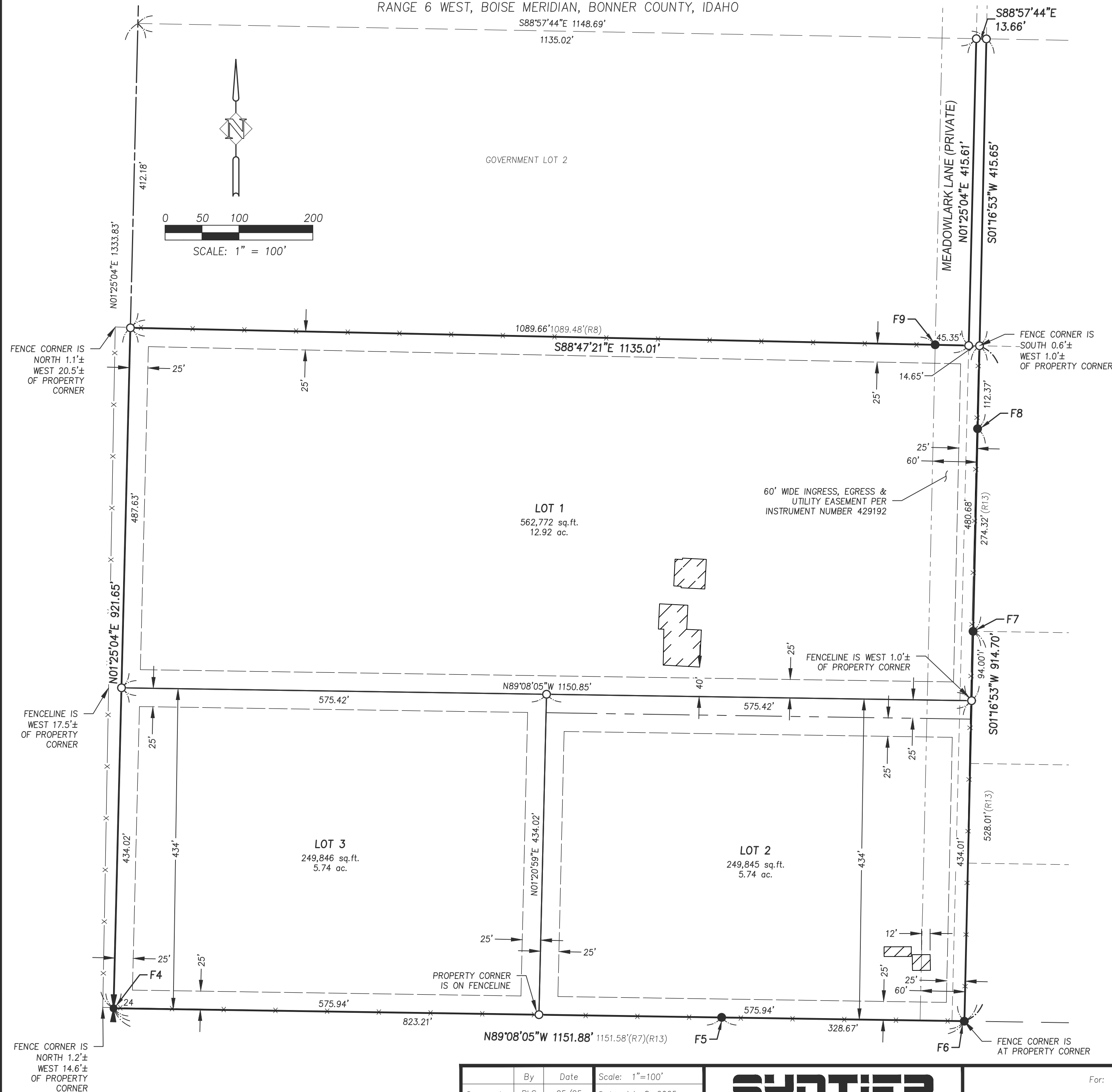
For:  
**BREONNA ALBRO FERGUSON**  
568 MEADOWLARK LANE,  
OLDTOWN, ID 83822

## KLEMSTEIN-FERGUSON MINOR LAND DIVISION










A PORTION OF GOVERNMENT LOT 2 OF SECTION 24,  
TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

# KLEMSTEIN-FERGUSON MINOR LAND DIVISION

A PORTION OF GOVERNMENT LOT 2 OF SECTION 24, TOWNSHIP 55 NORTH,  
RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND:

- |   |  |       |                        |
|---|--|-------|------------------------|
|  | SECTION CORNER<br>AS NOTED                   | _____ | PROPOSED PROPERTY LINE |
|  | 1/4 SECTION CORNER<br>AS NOTED               | _____ | EXISTING PROPERTY LINE |
|  | CENTER OF SECTION                            | _____ | SECTION LINE           |
|  | FOUND MONUMENT<br>SEE CORNER NOTES           | _____ | 1/4 SECTION LINE       |
|  | SET 5/8\" data-bbox="185 505 375 635"/>      | _____ | 1/16 SECTION LINE      |
|  | CALCULATED ANGLE POINT,<br>NOTHING SET       | _____ | PROPOSED EASEMENT LINE |
|  | RECORD INFORMATION<br>SEE OFFICIAL DOCUMENTS | _____ | EXISTING LOT LINE      |
|  | ORANGE PLASTIC CAP                           | _____ | EXISTING EASEMENT LINE |
|  | YELLOW PLASTIC CAP                           | _____ | EXISTING FENCE         |
|   |  | _____ | EXISTING BUILDING      |
|   |  | _____ | SETBACK LINE           |



	By	Date	Scale: 1"=100'
Surveyed	BLS	05/25	Date: July 8, 2025
Drawn	CLM	05/25	Drawing Name
Checked	TMH	05/25	MSP368-ROS.DWG
Approved	DWC	05/25	
Accepted			Sheet 2 of 2

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For:  
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568 MEADOWLARK LANE,  
OLDTOWN, ID 83822

KLEMSTEIN-FERGUSON MINOR LAND DIVISION

A PORTION OF GOVERNMENT LOT 2 OF SECTION 24,  
TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO