

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: Church of God At Goodyear

From: Dave Fisher, Planner

Date: July 3, 2025

Subject: Blue-line review for MLD0049-25 – Klemstein-Ferguson Minor Land Division

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Darrel Carsten; Syntier Engineering.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Ferguson Land Division		File No: MLD0049-25
Received by: Dave Fisher, Planner	Received from: Darrel Carsten; Syntier Engineering	Date Received: 5/19/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	7-2-25	DF	Bonner County Planning Department
x	6/4/25	AD	Assessor's Office
X	5-23-25	MM	Bonner County Road & Bridge Department
Road name required - comments	5/28/202 5	MC	GIS Department
X	7-1-25	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #:	MLD0049-25	DATE OF REPORT: 7/9/2025
APPLICANT:	Church Of God At Goodyear; Jack Klemstein	PARCEL #: RP55N06W243900A
SUBDIVISION NAME/LOTS:	Klemstein-Ferguson Minor Land Division	

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 20.010-acre parcel into one (1) 12.78-acre lot and two (2) 5.74-acre lots.

THE APPLICATION **IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

- 1 A final plat shall be recorded.
- 2 The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
- 3 Per BCRC 12-646 (D): All street lines to be shown on plat. Statuses of all adjoining properties shall be indicated (name of subdivision or unplatted area).
- 4 Per BCRC 12-646 (C): Initial point to be shown on plat.
- 5 Per BCRC 12-646 (L): Location of all watercourses, base flood elevations, FEMA Flood hazard information to be shown.
- 6 Per BCRC 12-646 (M): All wetland boundaries and easements for overhead or underground utility lines to be shown.
- 7 Per BCRC 12-646 (M): Water and Sewer systems/providers for proposed lots to be shown or indicated.
- 8 Per Bonner County GIS: Road name is required.
- 9 Per Bonner County GIS: Creation of new easement with instrument number shown on plat is required.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	5-Acres	Rural 5 (R-5)
--	----------------	----------------------

12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
---------------------------------------	-----	-----------------	-----

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are Rural 5 (R-5).
3. The proposed lots will be served by individual wells for water and individual septic systems for sewage.
4. The proposed lots will be served by Avista Utilities Inc.
5. The proposed lots do contain frontage on an unnamed intermittent stream.
6. The proposed lots do not have submerged lands.
7. The proposed lots do not contain slopes over 30%.
8. The proposed lots are accessed by Meadowlark Lane, a privately owned and maintained easement.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,



Planning Department

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

July 3, 2025

Darrel Carsten
Syntier Engineering
55 E Lincoln Rd. Unit 101
Spokane, WA 99208

SUBJECT: MLD0049-25: Klemstein-Ferguson Minor Land Division

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 05/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1075E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Dave Fisher
Planner

A handwritten signature in black ink, appearing to read "Dave Fisher", written over a horizontal line.



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

June 4, 2025

Bonner County Planning Dept
KLEMSTEIN-FERGUSON MINOR LAND DIVISION
MLD0049-25
SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST
RP55N06W243900A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Wednesday, May 28, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – FERGUSON LAND DIVISION (MLD0049-25)**
SECTION 24, TOWNSHIP 55N, RANGE 6W

To Whom It May Concern:

The access serving lots 1-3 will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,

Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

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:

1. WE ACCEPTED THE MONUMENTS F1-F4 AS THE 4 CORNERS OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, 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.
2. 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.
3. 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.
4. 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.
5. 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

KNOW 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 CLAIMED 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 _____)
_____ COUNTY) S.S.

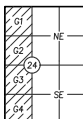
ON THIS _____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME JACK KLEMSTEIN, TO ME KNOWN TO BE THE DIRECTOR OF CHURCH OF GOD AT GOODYEAR, AN ARIZONA NON-PROFIT CORPORATION, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USE AND PURPOSES 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 _____



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

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 _____

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 PREMISES WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES UNTIL THE REQUIREMENTS OF IDAHO 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



By	Date	Scale:	N/A
Surveyed	BLS 05/25	Date:	June 3, 2025
Drawn	CLM 05/25	Drawing Name	MSF368-ROS.DWG
Checked	TMH 05/25		
Approved	DWC 05/25		
Accepted		Sheet 1 of 2	

SYNTIER
Engineering, Inc.
405 SE Bedford Drive, Suite C
Pullman, WA 99163
www.SyntierEng.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


Summary of comments: MLD0049-25 Blueline Plat Revised.pdf


Page:1


 Number: 1 Author: david.fisher Subject: Note Date: 2025-07-02 16:05:36
SURVEYOR'S


 Number: 2 Author: david.fisher Subject: Note Date: 2025-07-02 16:05:46
OWNER'S


 Number: 3 Author: david.fisher Subject: Note Date: 2025-07-02 16:15:58
HAS CAUSED


 Number: 4 Author: Alicia Deabenderfer Date: 2025-06-04 10:28:13
Klemstien-Ferguson (to match all others)


 Number: 5 Author: david.fisher Subject: Note Date: 2025-07-08 13:40:15
Is this still relevant with the new revision?

 Number: 6 Author: david.fisher Subject: Note Date: 2025-07-02 16:01:46
COMMISSIONERS'

 Number: 7 Author: david.fisher Subject: Note Date: 2025-07-02 16:15:39
Redundant typo in legal description. Does not appear on previous deeds.

 Number: 8 Author: david.fisher Subject: Note Date: 2025-07-02 16:00:08
Chair, or Chairwoman

 Number: 9 Author: david.fisher Subject: Note Date: 2025-07-02 15:59:41
Signature not required if Sanitary Restriction is listed.

 Number: 10 Author: david.fisher Subject: Note Date: 2025-07-02 16:19:50
USES

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

FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____ M. IN BOOK _____ OF _____
AT PAGE _____ INSTRUMENT NUMBER _____
AT THE REQUEST OF _____

BONNER COUNTY RECORDER
DEPUTY

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

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.

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTION LINE
	1/4 SECTION LINE
	1/16 SECTION LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	EXISTING BUILDING
	SETBACK LINE

SECTION CORNER
AS NOTED
1/4 SECTION
CORNER AS NOTED
CENTER OF SECTION
FOUND MONUMENT
SEE CORNER NOTES
SET 5/8" REBAR
WITH YPC MARKED
"CARSTEN, PLS 17200"
CALCULATED ANGLE POINT,
NOTHING SET
RECORD INFORMATION
SEE OFFICIAL DOCUMENTS
ORANGE PLASTIC CAP
YELLOW PLASTIC CAP

	By	Date	Scale: 1"=100'
Surveyed	BLS	05/25	Date: June 3, 2025
Drawn	CLM	05/25	Drawing Name
Checked	TMH	05/25	MSP368-ROS.DWG
Approved	DWC	05/25	
Accepted			Sheet 2 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

Page:2



Number: 1 Author: david.fisher Subject: Note Date: 2025-07-02 15:47:46

Show location and lines of Meadowlark Ln.



Number: 2 Author: david.fisher Subject: Note Date: 2025-07-02 15:54:27

(e): This setback standard was removed from code on 7-24-2024, under ordinance #714.



Number: 3 Author: david.fisher Subject: Note Date: 2025-07-02 15:58:21

FEMA flood info to be included. Lots are within SFHA Zone X per FIRM panel #16017C1075E, effective 11/18/2009.



Number: 4 Author: david.fisher Subject: Note Date: 2025-07-02 16:00:43

Water supplier and sewage systems to serve lots to be listed.



Number: 5 Author: david.fisher Subject: Note Date: 2025-07-03 07:28:49

Powerline easement, as shown on previous Records of Survey referenced, to be shown.



Number: 6 Author: david.fisher Subject: Note Date: 2025-07-02 13:06:10

Show status (name of subdivision or unplatted area) of all adjoining properties.



Number: 7 Author: david.fisher Subject: Note Date: 2025-07-02 16:27:28

setbacks and structures not required to be shown.



Number: 8 Author: david.fisher Subject: Note Date: 2025-07-02 16:45:21

How are the existing lot line and existing property line different?



Number: 9 Author: david.fisher Subject: Note Date: 2025-07-02 13:03:14

Initial Point to be shown.



Number: 10 Author: david.fisher Subject: Note Date: 2025-07-02 12:55:35

Per Monica Carash (GIS): Create Easement. Show Instrument number.



Number: 11 Author: david.fisher Subject: Note Date: 2025-07-02 12:56:07

Per Monica Carash (GIS): Road name required.



Number: 12 Author: david.fisher Subject: Note Date: 2025-07-02 15:55:30

All watercourses to be shown.. NHD indicates/maps an intermittent stream in this location.



Number: 13 Author: david.fisher Subject: Note Date: 2025-07-02 15:56:50

All wetlands to be shown. NWI maps Rivervine R4SBC wetlands in this location.



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

July 1, 2025

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0049-25 – Ferguson Land Division

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Note length or set rebar.
- 2) Note any dedication or new easements in the owner's certificate. Include which lots are benefitted.
- 3) Buildings do not need to be on final plat (optional).
- 4) 1/16 line and setback line are similar in legend.
- 5) Other items marked on the submitted plat.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

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

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

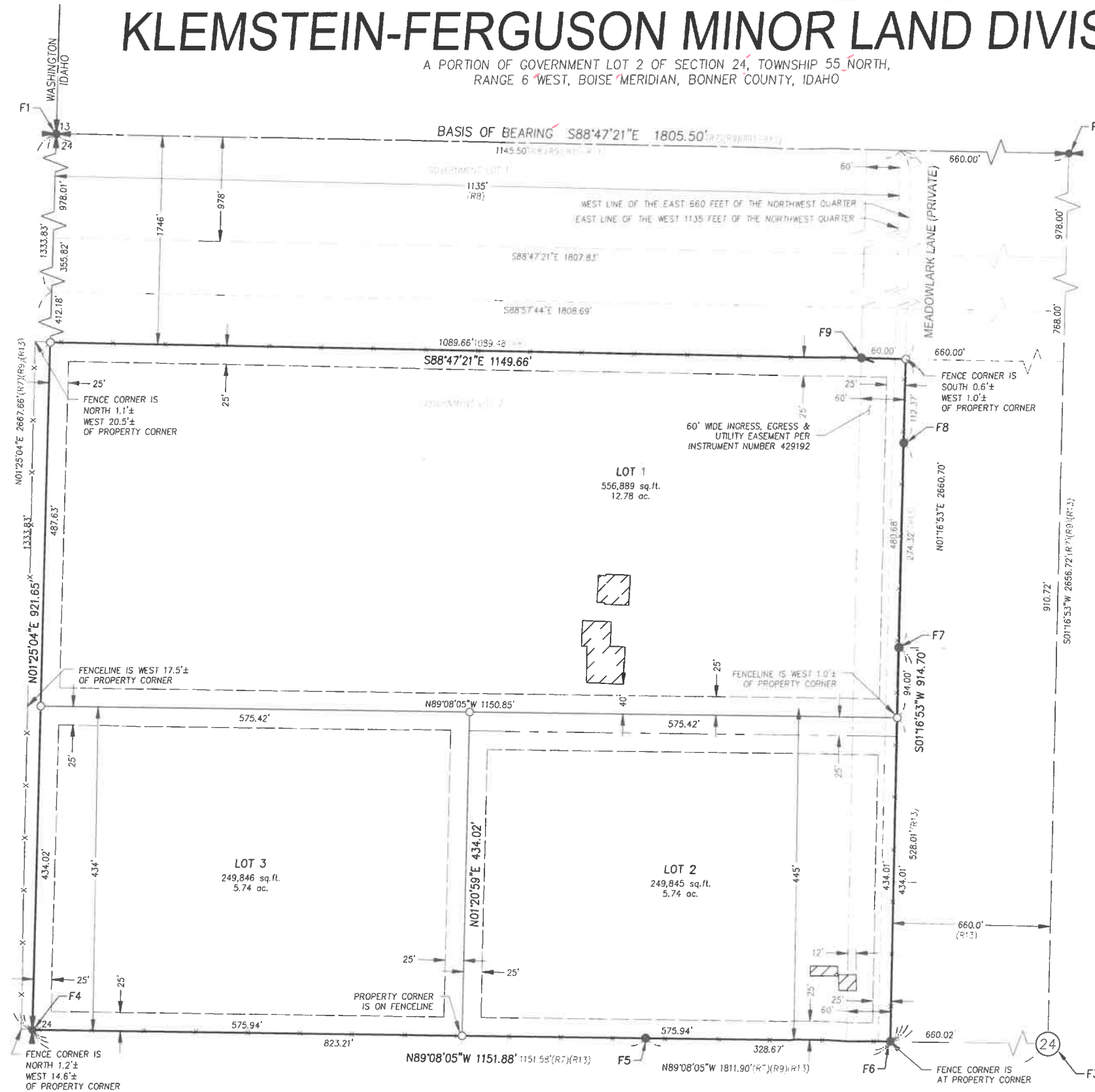
ZONING DESIGNATION:

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

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.



LEGEND:

- PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
SECTION LINE
1/4 SECTION LINE
1/16 SECTION LINE
PROPOSED EASEMENT LINE
EXISTING LOT LINE
EXISTING EASEMENT LINE
EXISTING FENCE
EXISTING BUILDING
SETBACK LINE
- SECTION CORNER AS NOTED
1/4 SECTION CORNER AS NOTED
CENTER OF SECTION
FOUND MONUMENT SEE CORNER NOTES
SET 5/8" REBAR WITH YPC MARKED "CARSTEN, PLS 17200"
CALCULATED ANGLE POINT, NOTHING SET
RECORD INFORMATION SEE OFFICIAL DOCUMENTS
ORANGE PLASTIC CAP
YELLOW PLASTIC CAP



By	Date	Drawn	Date
Surveyed	05/25	Drawn	05/25
Drawn	05/25	Checked	05/25
Checked	05/25	Approved	05/25
Approved	05/25	As noted	

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

BREONNA ALBRO FERGUSON

KLEMSTEIN-FERGUSON MINOR LAND DIVISION

SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

KLEMSTEIN-FERGUSON MINOR LAND DIVISION

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- 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.
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- F1 FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP MARKED "RRH, 6019" FOR THE CLOSING CORNER OF SECTIONS 24 & 19, AT SURFACE.
- | | | |
|--|-------|----------------|
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|---|-------|-------|
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- 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:

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CHURCH OF GOD AT GOODYEAR

JACK KLEMSTEIN, DIRECTOR

ACKNOWLEDGMENTS

STATE OF _____)
_____) S.S.
_____ COUNTY)

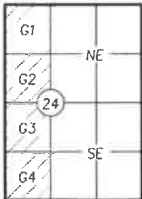
ON THIS ____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME JACK KLEMSTEIN, TO ME KNOWN TO BE THE DIRECTOR OF CHURCH OF GOD AT GOODYEAR, AN ARIZONA NON-PROFIT CORPORATION, THE COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, 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 _____



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

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 _____

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 PREMISES WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES UNTIL THE REQUIREMENTS OF IDAHO 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



	By	Date	Scale	N/A
Surveyed	BS	05/25	Info	June 3, 2025
Drawn	CM	05/25	Working Name	
Checked	MM	05/25	WORKING-PLS DAD	
Approved	ERC	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

BREONNA ALBRO FERGUSON

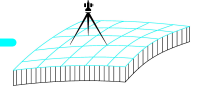
808 MEADOWLARK LANE,
TOLDTOWN, ID 83822

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

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15688

Date

5/30/2025

Bill To:

Syntier

Project / Job #

25-001BG Review MLD0049-25 - Ferguson Lan

Please submit payment by: 6/14/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0049-25 - Ferguson Land Division	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

KLEMSTEIN-FERGUSON MINOR LAND DIVISION

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CHURCH OF GOD AT GOODYEAR

JACK KLEMSTEIN, DIRECTOR

ACKNOWLEDGMENTS

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) S.S.
_____ COUNTY)

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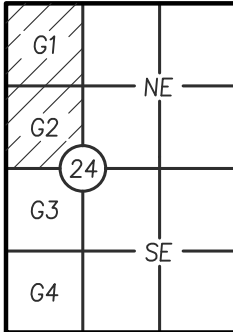
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- (c) MINIMUM PROPERTY LINE SETBACK: 25 FEET
- (d) MAXIMUM LOT COVERAGE: 35%
- (e) MINIMUM LOT LINE FOR AGRICULTURE BUILDINGS & NONRESIDENTIAL STRUCTURES: 40 FEET



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
Surveyed	BLS	05/25
Drawn	CLM	05/25
Checked	TMH	05/25
Approved	DWC	05/25
Accepted		

Scale: N/A

Date: July 8, 2025

Drawing Name
MSP368–ROS.DWG

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

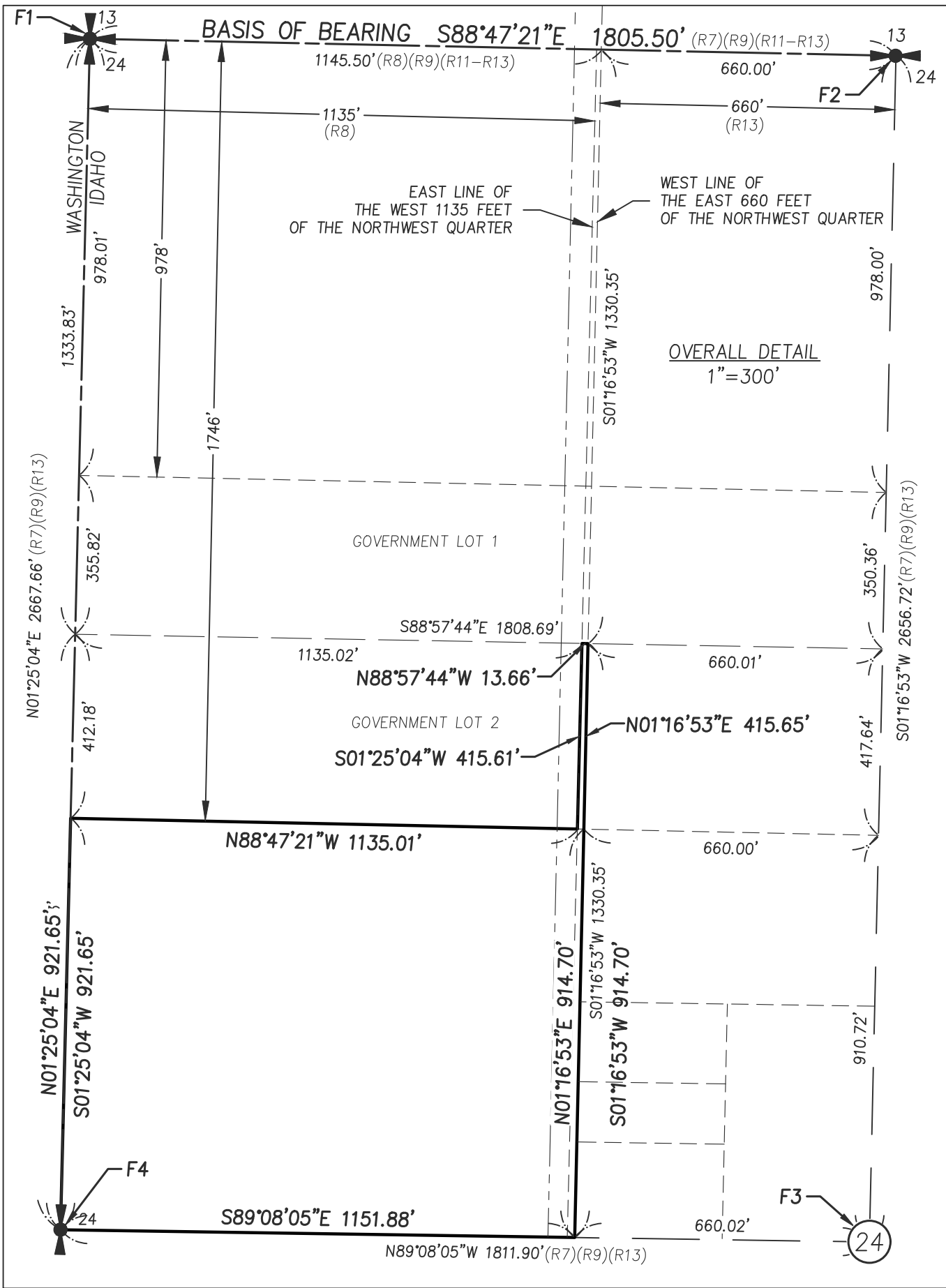
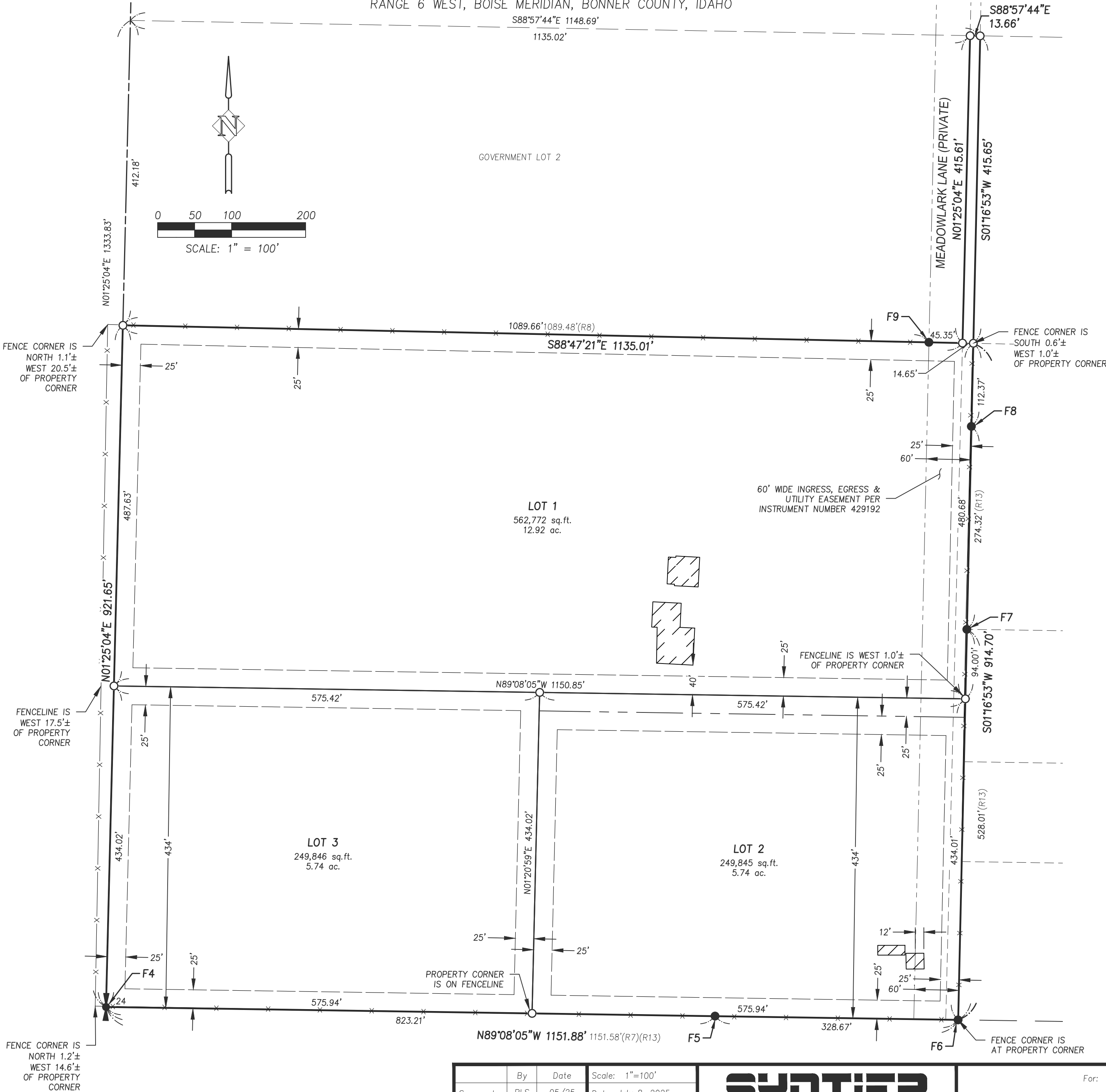
568 MEADOWLARK LANE,
OLDTOWN, ID 83822

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 AS NOTED		PROPOSED PROPERTY LINE
	1/4 SECTION CORNER AS NOTED		EXISTING PROPERTY LINE
	CENTER OF SECTION		SECTION LINE
	FOUND MONUMENT SEE CORNER NOTES		1/4 SECTION LINE
	SET 5/8" REBAR WITH YPC MARKED "CARSTEN, PLS 17200"		1/16 SECTION LINE
	CALCULATED ANGLE POINT, NOTHING SET		PROPOSED EASEMENT LINE
	RECORD INFORMATION 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-R0S.DWG
Approved	DWC	05/25	
Accepted			Sheet 2 of 2

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Pullman, WA 99163
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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

Lot 1

Segment #1 : Line

Course: S88° 57' 44"E Length: 13.66'

Segment #2 : Line

Course: S01° 16' 53"W Length: 415.65'

Segment #3 : Line

Course: S01° 16' 53"W Length: 480.68'

Segment #4 : Line

Course: N89° 08' 05"W Length: 575.42'

Segment #5 : Line

Course: N89° 08' 05"W Length: 575.42'

Segment #6 : Line

Course: N01° 25' 04"E Length: 487.63'

Segment #7 : Line

Course: S88° 47' 21"E Length: 1135.01'

Segment #8 : Line

Course: N01° 25' 04"E Length: 415.61'

Perimeter: 4099.08' Area: 562772.12 Sq. Ft.

Error Closure: 0.011 Course: N62° 05' 26"E

Precision 1: 372643.64

LOT 2

Segment #1 : Line

Course: N89° 08' 05"W Length: 575.94'

Segment #2 : Line

Course: N01° 20' 59"E Length: 434.02'

Segment #3 : Line

Course: S89° 08' 05"E Length: 575.42'

Segment #4 : Line

Course: S01° 16' 53"W Length: 434.01'

Perimeter: 2019.39' Area: 249845.18 Sq. Ft.

Error Closure: 0.006 Course: N20° 26' 15"W

Precision 1: 336565.00

Lot 3

Segment #1 : Line

Course: N01° 25' 04"E Length: 434.02'

Segment #2 : Line

Course: S89° 08' 05"E Length: 575.42'

Segment #3 : Line

Course: S01° 20' 59"W Length: 434.02'

Segment #4 : Line

Course: N89° 08' 05"W Length: 575.94'

Perimeter: 2019.40' Area: 249846.03 Sq. Ft.

Error Closure: 0.006 Course: S44° 48' 08"W

Precision 1: 336566.67

Subject Property

Segment #1 : Line

Course: S88° 57' 44"E Length: 13.66'

Segment #2 : Line

Course: S01° 16' 53"W Length: 415.65'

Segment #3 : Line

Course: S01° 16' 53"W Length: 914.70'

Segment #4 : Line

Course: N89° 08' 05"W Length: 1151.88'

Segment #5 : Line

Course: N01° 25' 04"E Length: 921.65'

Segment #6 : Line

Course: S88° 47' 21"E Length: 1135.01'

Segment #7 : Line

Course: N01° 25' 04"E Length: 415.61'

Perimeter: 4968.15' Area: 1062463.33 Sq. Ft.

Error Closure: 0.004 Course: S35° 54' 51"E

Precision 1: 1242040.00