

## LEGAL DESCRIPTION OF PARCEL 1

January 20, 2020

Being a portion of Government Lots 3 and 4 in Section 12, Township 54 North, Range 5 West, Boise Meridian, Bonner County, Idaho more particularly described as follows:

BEGINNING at the northwest corner of said Government Lot 3;

Thence S89°08'49"E along the north line of said government lot a distance of 416.79 feet to the centerline of the mutual access right of way easement described in State of Idaho Acquired Easement No. 397 recorded under Instrument Number 481577, records of Bonner county, Idaho;

Thence along said centerline the following twenty courses:

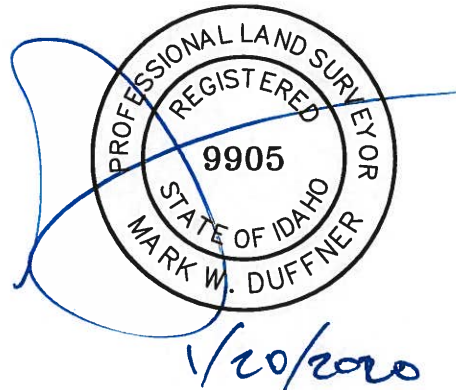
1. S07°38'11"W, 19.72 feet;
2. Southeasterly along a curve to the left an arc distance of 102.25 feet (radius = 120.00 feet, delta = 48°49'19", chord bearing = S16°46'28"E, chord length = 99.19 feet);
3. Southeasterly along a compound curve to the left an arc distance of 46.62 feet (radius = 200.00 feet, delta = 13°21'17", chord bearing = S47°51'46"E, chord length = 46.51 feet);
4. S54°32'24"E, 113.30 feet;
5. Southeasterly along a curve to the right an arc distance of 209.28 feet (radius = 280.00 feet, delta = 42°49'27", chord bearing = S33°07'41"E, chord length = 204.44 feet);
6. S11°42'57"E, 83.66 feet;
7. Southeasterly along a curve to the left an arc distance of 143.70 feet (radius = 250.00 feet, delta = 32°56'00", chord bearing = S28°10'57"E, chord length = 141.73 feet);
8. S44°38'57"E, 111.76 feet;
9. Southeasterly along a curve to the right an arc distance of 84.44 feet (radius = 150.00 feet, delta = 32°15'10", chord bearing = S28°31'22"E, chord length = 83.33 feet);
10. S12°23'47"E, 25.12 feet;
11. Southwesterly along a curve to the right an arc distance of 38.25 feet (radius = 150.00 feet, delta = 14°36'43", chord bearing = S05°05'26"E, chord length = 38.15 feet);
12. S02°12'56"W, 64.42 feet;
13. Southwesterly along a curve to the right an arc distance of 6.49 feet (radius = 100.00 feet, delta = 03°42'58", chord bearing = S04°04'25"W, chord length = 6.48 feet);
14. S05°55'53"W, 94.41 feet;
15. Southwesterly along a curve to the right an arc distance of 16.97 feet (radius = 100.00 feet, delta = 09°43'19", chord bearing = S10°47'33"W, chord length = 16.95 feet);
16. S15°39'12"W, 208.53 feet;
17. Southwesterly along a curve to the left an arc distance of 22.29 feet (radius = 100.00 feet, delta = 12°46'19", chord bearing = S09°16'03"W, chord length = 22.25 feet);
18. S02°52'53"W, 205.23 feet;
19. Southwesterly along a curve to the right an arc distance of 21.29 feet (radius = 100.00 feet, delta = 12°11'59", chord bearing = S08°58'53"W, chord length = 21.25 feet);

20. S15°04'53"W, 25.15 feet;

Thence N90°00'00"W, 827.04 feet to the west line of said Section 12;

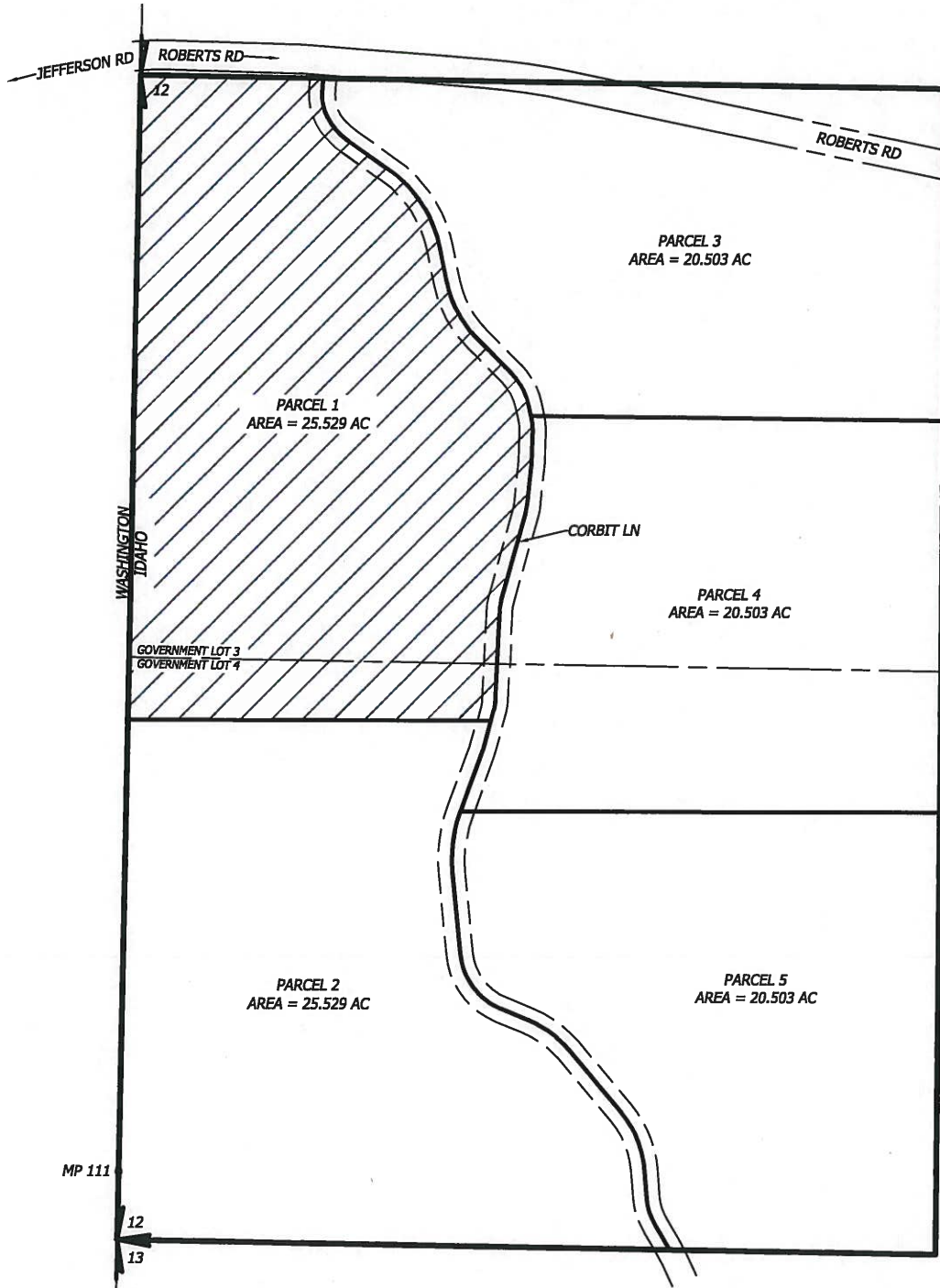
Thence N01°11'57"E along said west line a distance of 1465.66 feet to the Point of Beginning,

Contains 25.53 Acres, more or less.



# PARCEL 1

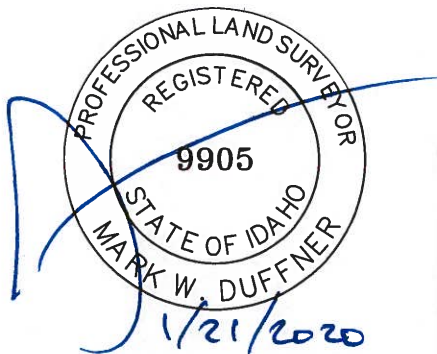
SEC. 12, TSHP. 54 N., RNG. 5 W., B.M., BONNER COUNTY, IDAHO



0 200 400



SCALE IN FEET



560 W. CANFIELD AVE., STE. 200  
COEUR D'ALENE, IDAHO 83815  
(208) 714 - 4544

**SAWTOOTH**  
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE:	1/21/20
SCALE:	AS SHOWN
DRAWN:	MWD
CHECKED:	MWD
PROJ. NO.:	19369
CAD FILE:	19369 LEGAL DESC
SHT. 1 OF 1	