

LEGAL DESCRIPTION OF PARCEL 2

January 20, 2020

Being a portion of Government Lot 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 Government Lot 3 in said Section 12;

Thence S01°11'57"W along the west line of said section a distance of 1465.66 feet to the TRUE POINT OF BEGINNING

Thence N90°00'00"E, 827.04 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 fourteen courses:

1. S15°04'53"W, 63.15 feet;
2. Southwesterly along a curve to the right an arc distance of 8.77 feet (radius = 100.00 feet, delta = 05°01'36", chord bearing = S17°35'41"W, chord length = 8.77 feet);
3. S20°06'29"W, 146.21 feet;
4. Southwesterly along a curve to the left an arc distance of 142.45 feet (radius = 320.00 feet, delta = 25°30'20", chord bearing = S07°21'19"W, chord length = 141.28 feet);
5. S05°23'51"E, 184.68 feet;
6. Southeasterly along a curve to the left an arc distance of 162.78 feet (radius = 150.00 feet, delta = 62°10'35", chord bearing = S36°29'08"E, chord length = 154.91 feet);
7. S67°34'25"E, 65.87 feet;
8. Southeasterly along a curve to the right an arc distance of 120.36 feet (radius = 250.00 feet, delta = 27°35'08", chord bearing = S53°46'51"E, chord length = 119.21 feet);
9. S39°59'18"E, 180.44 feet;
10. Southeasterly along a curve to the right an arc distance of 143.92 feet (radius = 230.00 feet, delta = 35°51'10", chord bearing = S22°03'43"E, chord length = 141.59 feet);
11. S04°08'08"E, 60.86 feet;
12. Southeasterly along a curve to the left an arc distance of 70.29 feet (radius = 150.00 feet, delta = 26°50'54", chord bearing = S17°33'35"E, chord length = 69.65 feet);
13. S30°59'02"E, 24.21 feet;
14. Southeasterly along a curve to the right an arc distance of 39.06 feet (radius = 800.00 feet, delta = 02°47'51", chord bearing = S29°35'06"E, chord length = 39.06 feet) to the south line of said Government Lot 4;

Thence N89°04'49"W along said south line a distance of 1257.40 feet to the west line of said section;

Thence N01°13'41"E along said west line a distance of 155.04 feet to Mile Post 111 in the Idaho/Washington state line;

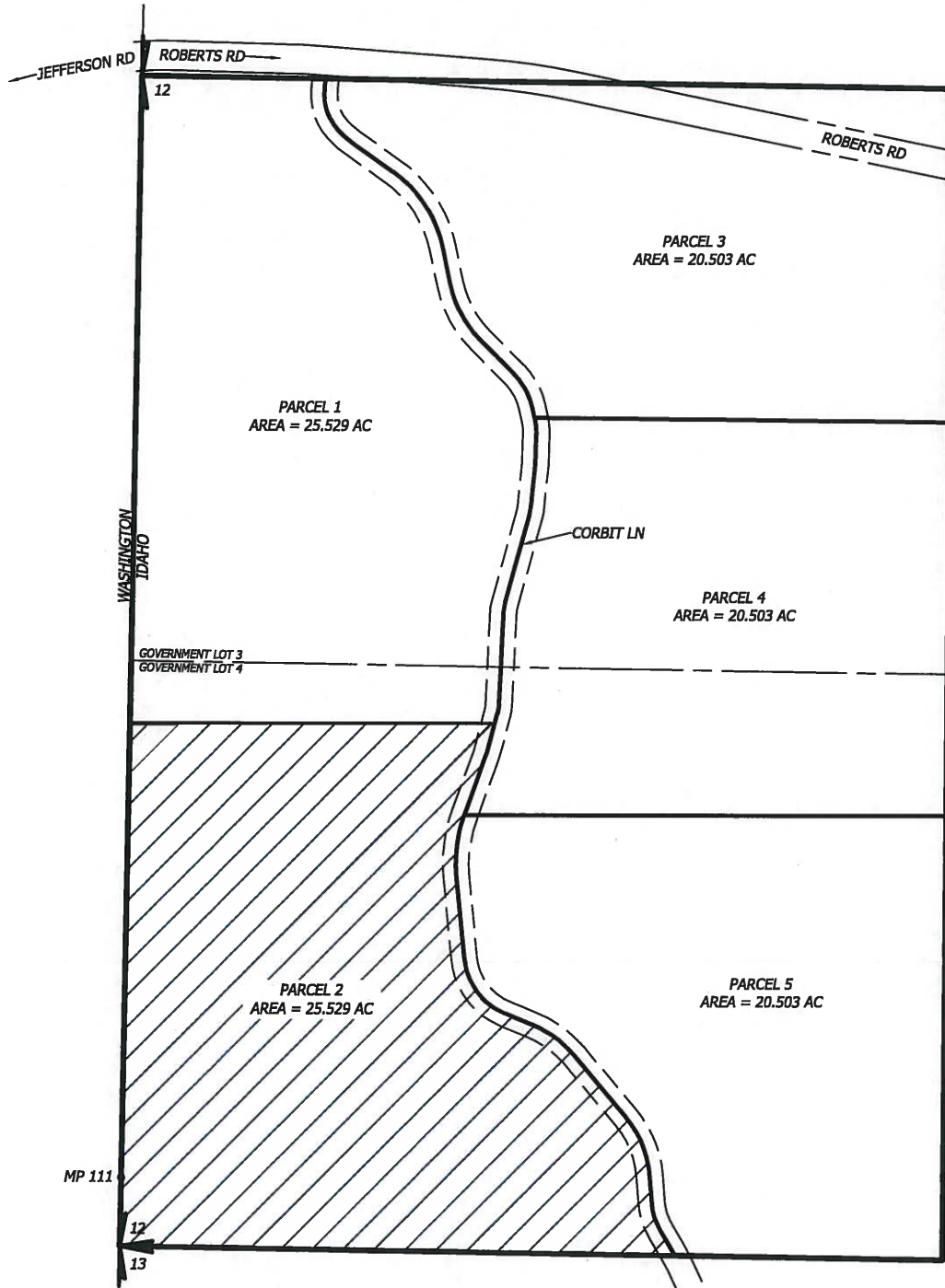
Thence continuing N01°11'57"E along said west line a distance of 1027.05 feet to the Point of Beginning.

Contains 25.53 Acres, more or less.



PARCEL 2

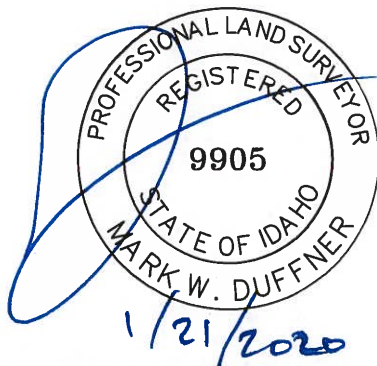
SEC. 12, TSHP. 54 N., RNG. 5 W., B.M., BONNER COUNTY, IDAHO



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