

LEGAL DESCRIPTION OF PARCEL 3

January 20, 2020

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

Commencing 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 a point on 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, said point being the TRUE POINT OF BEGINNING;

Thence continuing S89°08'49"E along said north line a distance of 1422.09 feet to the northeast corner of said government lot;

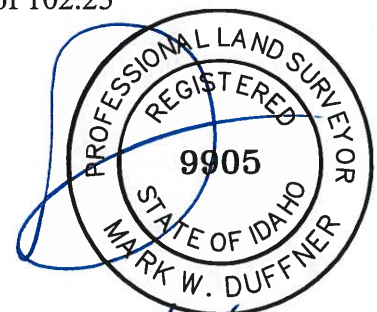
Thence S00°39'56"W along the east line of said government lot a distance of 754.79 feet;

Thence N89°26'34"W, 941.05 feet to said easement centerline;

Thence along said centerline the following ten courses:

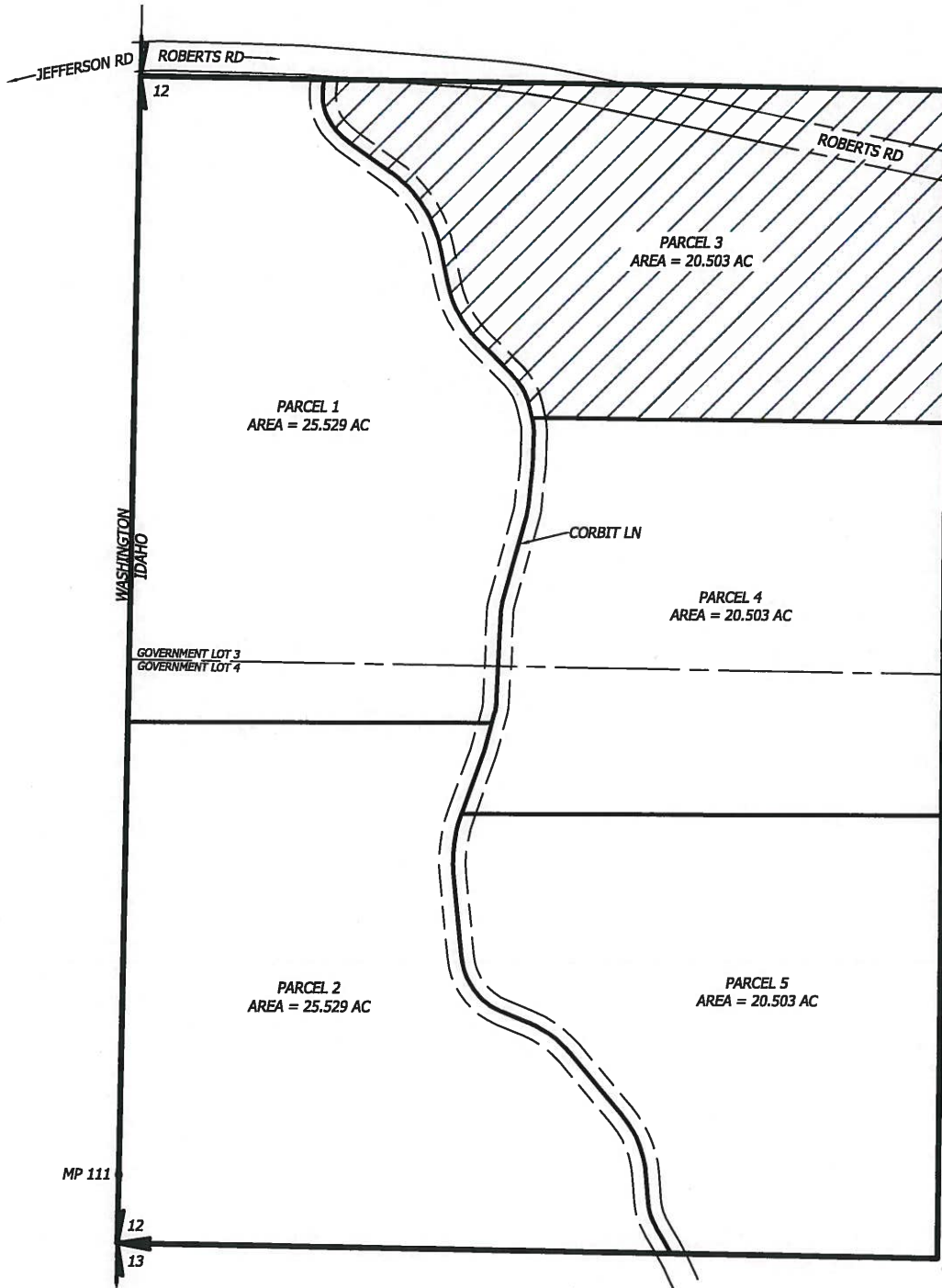
1. N12°23'47"W, 25.12 feet
2. Northwesterly along a curve to the left an arc distance of 84.44 feet (radius = 150.00 feet, delta = 32°15'10", chord bearing = N28°31'22"W, chord length = 83.33 feet);
3. N44°38'57"W, 111.76 feet;
4. Northwesterly along a curve to the right an arc distance of 143.70 feet (radius = 250.00 feet, delta = 32°56'00", chord bearing = N28°10'57"W, chord length = 141.73 feet);
5. N11°42'57"W, 83.66 feet;
6. Northwesterly along a curve to the left an arc distance of 209.28 feet (radius = 280.00 feet, delta = 42°49'27", chord bearing = N33°07'41"W, chord length = 204.44 feet);
7. N54°32'24"W, 113.30 feet;
8. Northwesterly along a curve to the right an arc distance of 46.62 feet (radius = 200.00 feet, delta = 13°21'17", chord bearing = N47°51'46"W, chord length = 46.51 feet);
9. Northwesterly along a compound curve to the right an arc distance of 102.25 feet (radius = 120.00 feet, delta = 48°49'19", chord bearing = N16°46'28"W, chord length = 99.19 feet);
10. N07°38'11"E, 19.72 feet to the Point of Beginning.

Contains 20.50 Acres, more or less.



# PARCEL 3

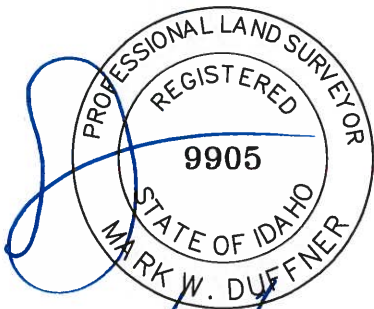
SEC. 12, TSHP. 54 N., RNG. 5 W., B.M., BONNER COUNTY, IDAHO



0 200 400



SCALE IN FEET



1/21/2020



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	