

LEGAL DESCRIPTION OF PARCEL 4

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:

Commencing at the northeast corner of said Government Lot 3;

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

Thence continuing S00°39'56"W along said east line a distance of 890.48 feet;

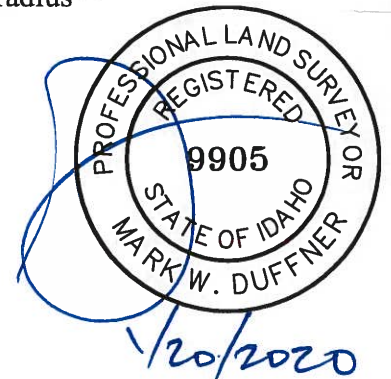
Thence N89°58'16"W, 1092.53 feet to the centerline of the mutual access right of way easement described in State of Idaho Acquired Easement No. 397 recorded under Instrument Number 481577, records of Bonner county, Idaho;

Thence along said centerline the following twelve courses:

1. N20°06'29"E, 146.21 feet;
2. Northeasterly along a curve to the left an arc distance of 8.77 feet (radius = 100.00 feet, delta = 05°01'36", chord bearing = N17°35'41"E, chord length = 8.77 feet);
3. N15°04'53"E, 88.30 feet;
4. Northeasterly along a curve to the left an arc distance of 21.29 feet (radius = 100.00 feet, delta = 12°11'59", chord bearing = N08°58'53"E, chord length = 21.25 feet);
5. N02°52'53"E, 205.23 feet;
6. Northeasterly along a curve to the right an arc distance of 22.29 feet (radius = 100.00 feet, delta = 12°46'19", chord bearing = N09°16'03"E, chord length = 22.25 feet);
7. N15°39'12"E, 208.53 feet;
8. Northeasterly along a curve to the left an arc distance of 16.97 feet (radius = 100.00 feet, delta = 09°43'19", chord bearing = N10°47'33"E, chord length = 16.95 feet);
9. N05°55'53"E, 94.41 feet;
10. Northeasterly along a curve to the left an arc distance of 6.49 feet (radius = 100.00 feet, delta = 03°42'58", chord bearing = N04°04'25"E, chord length = 6.48 feet);
11. N02°12'56"E, 64.42 feet;
12. Northwesterly along a curve to the left an arc distance of 38.25 feet (radius = 150.00 feet, delta = 14°36'43", chord bearing = N05°05'26"W, chord length = 38.15 feet);

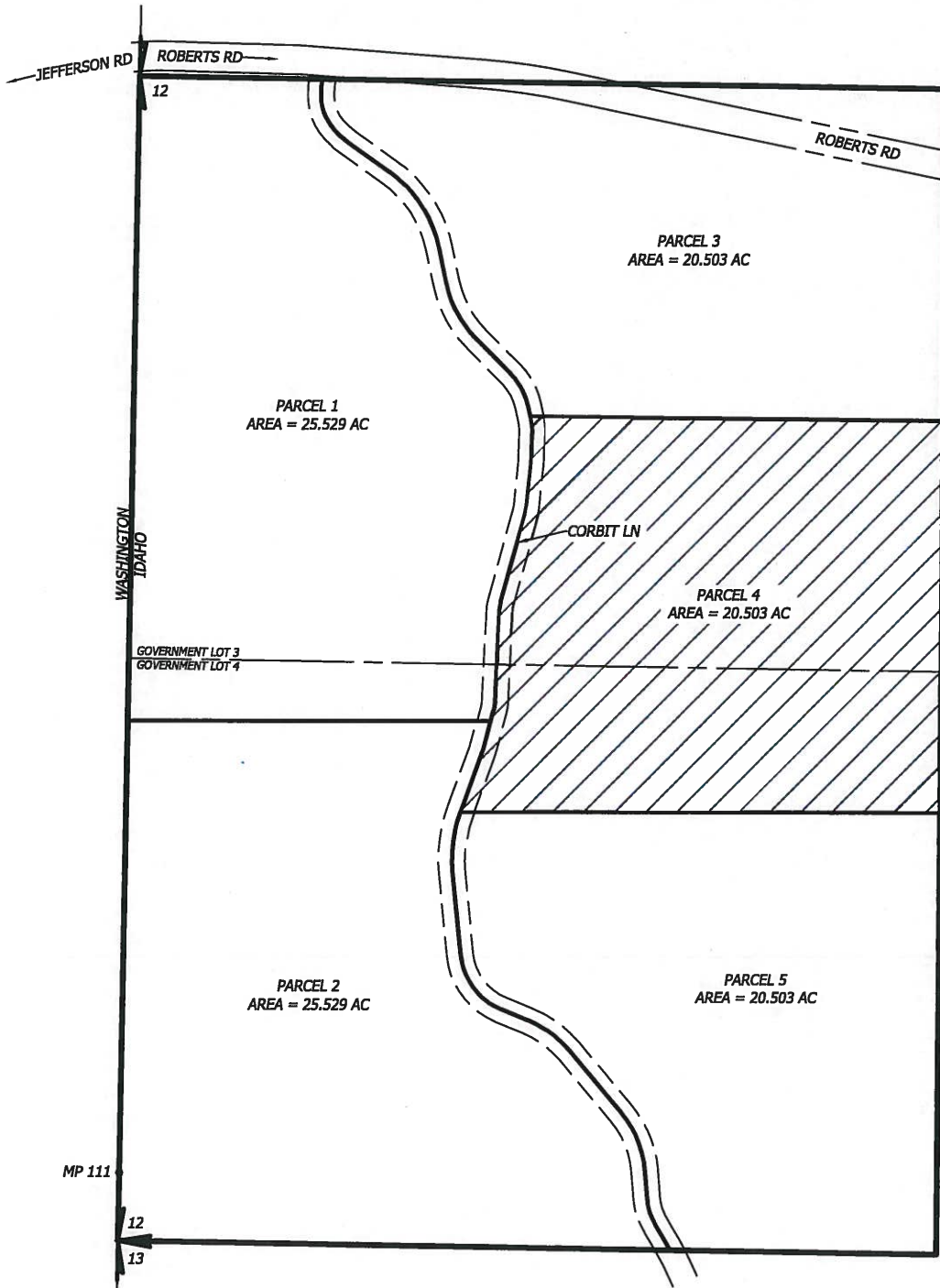
Thence S89°26'34"E, 941.05 feet to the Point of Beginning.

Contains 20.50 Acres, more or less.



# PARCEL 4

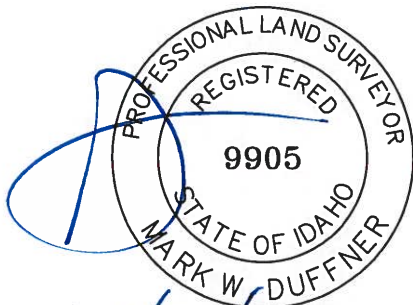
SEC. 12, TSHP. 54 N., RNG. 5 W., B.M., BONNER COUNTY, IDAHO



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.DSC

SHT. 1 OF 1