

LEGAL DESCRIPTION OF PARCEL 5

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:

Commencing at the northeast corner of Government Lot 3 in said Section 12;

Thence S00°39'56"W along the east line of said Government Lot 3 and along the east line of said Government Lot 4 a distance of 1645.27 feet to the TRUE POINT OF BEGINNING;

Thence continuing S00°39'56"W along said east line a distance of 1004.61 feet to the southeast corner of said Government Lot 4;

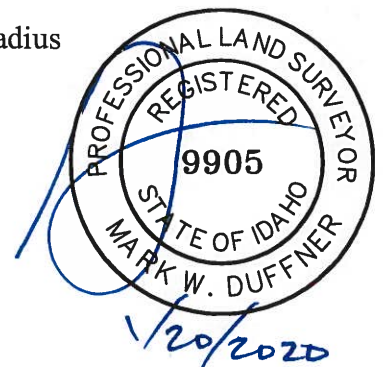
Thence N89°04'49"W along the south line of said government lot a distance of 606.20 feet to the centerline of the mutual access right of way easement described in State of Idaho Acquired Easement No. 397 recorded under Instrument Number 481577, records of Bonner county, Idaho;

Thence along said centerline the following eleven courses:

1. Northwesterly along a non-tangent curve to the left an arc distance of 39.06 feet (radius = 800.00 feet, delta = 02°47'51", chord bearing = N29°35'06"W, chord length = 39.06 feet);
2. N30°59'02"W, 24.21 feet
3. Northwesterly along a curve to the right an arc distance of 70.29 feet (radius = 150.00 feet, delta = 26°50'54", chord bearing = N17°33'35"W, chord length = 69.65 feet);
4. N04°08'08"W, 60.86 feet;
5. Northwesterly along a curve to the left an arc distance of 143.92 feet (radius = 230.00 feet, delta = 35°51'10", chord bearing = N22°03'43"W, chord length = 141.59 feet);
6. N39°59'18"W, 180.44 feet;
7. Northwesterly along a curve to the left an arc distance of 120.36 feet (radius = 250.00 feet, delta = 27°35'08", chord bearing = N53°46'51"W, chord length = 119.21 feet);
8. N67°34'25"W, 65.87 feet;
9. Northwesterly along a curve to the right an arc distance of 162.78 feet (radius = 150.00 feet, delta = 62°10'35", chord bearing = N36°29'08"W, chord length = 154.91 feet);
10. N05°23'51"W, 184.68 feet;
11. Northeasterly along a curve to the right an arc distance of 142.45 feet (radius = 320.00 feet, delta = 25°30'20", chord bearing = N07°21'19"E, chord length = 141.28 feet);

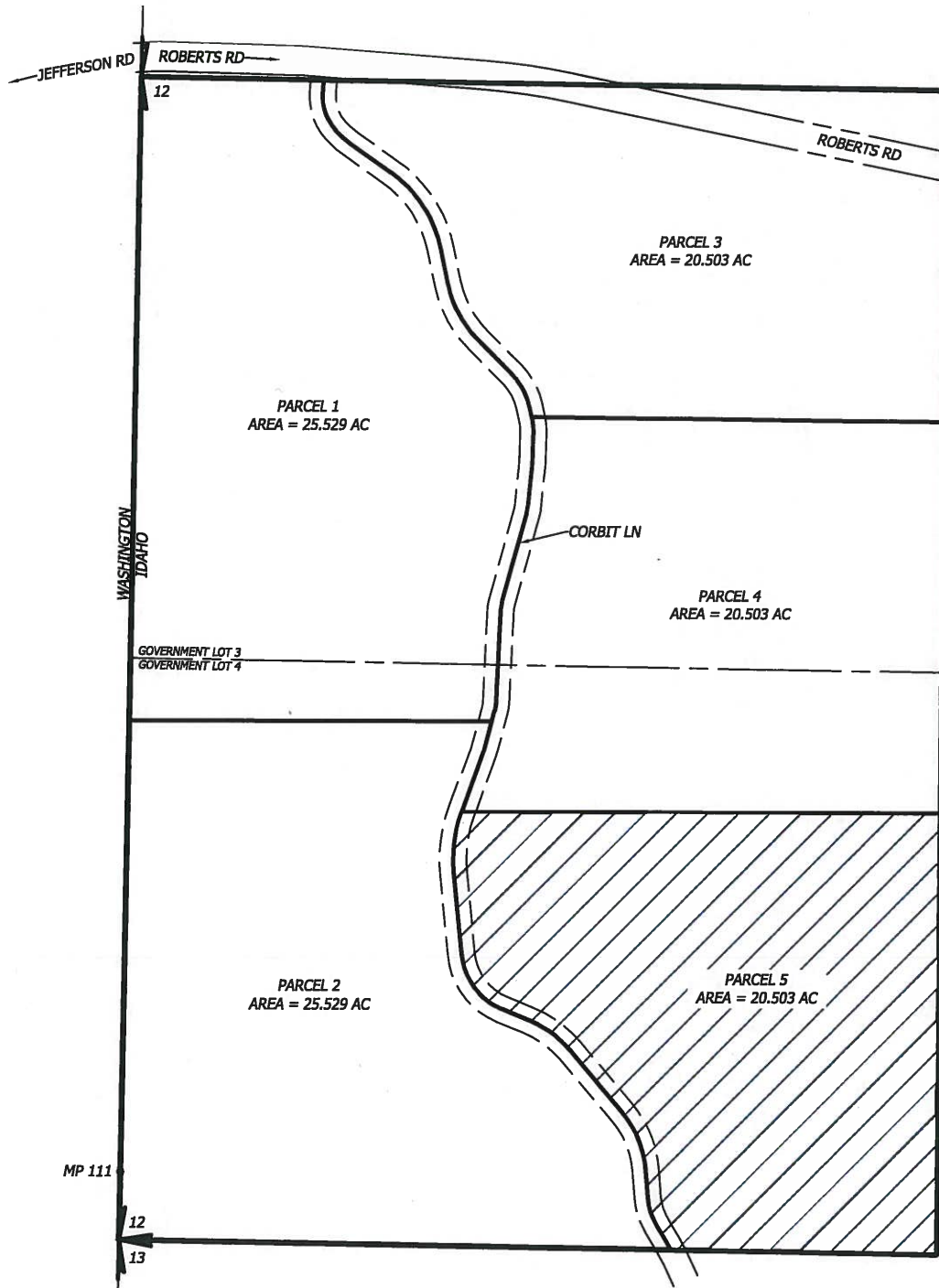
Thence S89°58'16"E, 1092.53 feet to the Point of Beginning.

Contains 20.50 Acres, more or less.



PARCEL 5

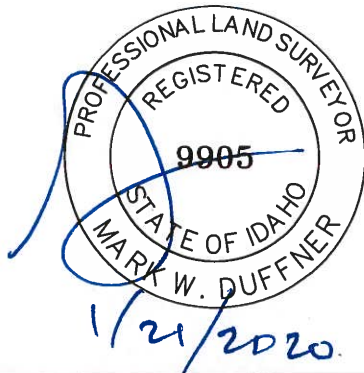
SEC. 12, TSHP. 54 N., RNG. 5 W., B.M., BONNER COUNTY, IDAHO



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.: 19389
CAD FILE: 19389 LEGAL DESC
SHT 1 OF 1