

Wes Michaels Land Division
LD02-004

✓ Tract 1

A parcel of land located within the NE1/4 of section 8, T40N, R2W, BM, Latah County, Idaho described as follows:

Beginning at the NE corner of said section 8, Thence S88°16'00"W 623.20 feet along the north line of said section; Thence S39°56'40"W 1041.33 feet; Thence S00°57'56"E 525.00 feet; Thence S89°05'06"W 120.00 feet; Thence S00°57'56"E 128.00 feet; Thence N89°05'06"E 120.00 feet; Thence N79°55'51"E 1270.14 feet to the east line of said section; Thence N01°22'23"E 1248.40 feet along the said east line to the Point of Beginning. Containing 33.54 acres, more or less. ✓

APM

✓ Tract 2

A parcel of land located within the NE1/4 of section 8, T40N, R2W, BM, Latah County, Idaho described as follows:

Commencing at the NE corner of said section 8, Thence S88°16'00"W 623.20 feet along the north line of said section to the Point of Beginning; Thence S39°56'40"W 1041.33 feet; Thence S59°25'53"W 1132.49 feet to the north line of the railroad right of way; Thence following said right of way 543.37 feet along a non-tangent curve to the left having a radius of 1195.92 feet and a chord which bears N38°22'44"W 538.71 feet to the west line of the NE1/4 of said section; Thence N00°07'57"E 183.74 feet along the west line of said NE1/4 to the center of the county road know as North Avon Road; Thence along the road centerline N20°41'55"E 45.25 feet; Thence N44°25'00"E 417.36 feet; Thence N33°25'29"E 221.68 feet; Thence N42°34'27"E 106.74 feet; Thence N51°01'33"E 197.45 feet to the north line of said section; Thence N88°16'00"E 1322.40 feet along the said north line to the Point of Beginning. Containing 32.73 acres, more or less.

APM

✓ Tract 3

A parcel of land located within the E1/2 of section 8, T40N, R2W, BM, Latah County, Idaho described as follows:

Commencing at the NE corner of said section 8, Thence S01°22'23"W 1248.40 feet along the east line of said section to the Point of beginning; Thence continuing along the said east line S01°22'23"W 1378.70 feet to the E1/4 corner of said section; Thence S01°05'47"E 217.19 feet along the east line of the SE1/4 of said section to the north line of the railroad right of way; Thence following said right of way 242.20 feet along a non-tangent curve to the left having a radius of 1004.93 feet and a chord which bears S85°32'16"W 241.62 feet; Thence following said right of way S78°37'59"W 697.82 feet; Thence following said right of way 1129.38 feet along a non-tangent curve to the right having a radius of 768.51 feet and a chord which bears N61°10'07"W 1030.46 feet; Thence following said right of way N18°29'33"W 1011.10 feet; Thence following said right of way 162.26 feet along a curve to the left having a radius of 1195.92 feet and a chord which bears N21°28'33"W 162.14 feet; Thence leaving said right of way N59°25'53"E 1132.49 feet; Thence S00°57'56"E 525.00 feet; Thence S89°05'06"W 120.00 feet; Thence S00°57'56"E 128.00 feet; Thence N89°05'06"E 120.00 feet; Thence N79°55'51"E 1270.14 feet to the Point of Beginning. Containing 75.72 acres, more or less.

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