

Parcel 3
Legal Description
Exhibit "A"

A parcel of land located in Government Lot 9 of Section 31, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the southeast corner of Section 31, Township 57 North, Range 4 West, Boise Meridian, from which the meander corner common to Section 31, Township 57 North, Range 4 West and Section 6, Township 56 North, Range 4 bears North $89^{\circ}21'25''$ West, a distance of 1742.50 feet;

Thence North $89^{\circ}21'25''$ West along the south line of said Section 31, a distance of 979.42;

Thence North $89^{\circ}21'25''$ West continuing along said south line of said Section 31, a distance of 330.12 feet;

Thence North $29^{\circ}41'50''$ East leaving said south line of Section 31, a distance of 362.92 feet to the centerline of Robinson Drive and the beginning of a non-tangent curve to the right having a chord bearing of South $85^{\circ}45'23''$ West, a chord distance of 73.75 feet;

Thence continuing along said centerline of Robinson Drive and said non-tangent curve to the right with a radius of 500.00 feet, through a central angle of $08^{\circ}27'30''$, an arc distance of 73.81 feet;

Thence South $89^{\circ}59'08''$ West continuing along said centerline of Robinson Drive, a distance of 23.04 feet to the beginning of a tangent curve to the right having a chord bearing of North $71^{\circ}25'18''$ West, a chord distance of 95.65 feet;

Thence continuing along said centerline of Robinson Drive and said tangent curve to the right with a radius of 150.00 feet, through a central angle of $37^{\circ}11'07''$, an arc distance of 97.35 feet;

Thence North $52^{\circ}49'44''$ West continuing along said centerline of Robinson Drive, a distance of 104.02 feet to the Point of Beginning, and the beginning of a tangent curve to the left with a chord bearing of North $61^{\circ}20'48''$ West, a chord distance of 118.49 feet;

Thence continuing along said centerline of Robinson Drive and said tangent curve to the left with a radius of 400.00 feet, through a central angle of $17^{\circ}02'07''$, an arc distance of 118.93 feet;

Thence North $69^{\circ}51'51''$ West continuing along said centerline of Robinson Drive, a distance of 149.26 feet to the southeast corner of Lot 1, TIMBERLINE SUBDIVISION, as recorded in Book 2, at Page 136, records of Bonner County, Idaho;

Thence North $00^{\circ}59'09''$ East leaving along the east line of said Lot 1, a distance of 649.47 feet to the northeast corner of said Lot 1, and the ordinary highwater line of Priest River;

Thence along the ordinary highwater line of Priest River, the following nine courses:

South $85^{\circ}39'24''$ East, 57.98 feet;

South $04^{\circ}20'36''$ West, 45.67 feet;

South 20°19'00" East, 44.78 feet;

South 33°38'07" East, 74.35 feet;

South 60°44'31" East, 59.75 feet;

North 73°14'45" East, 38.98 feet;

South 50°27'24" East, 65.88 feet;

South 51°40'44" East, 68.04 feet;

Thence South 08°08'35" West leaving said ordinary highwater line of Priest River, a distance of 506.76 feet to the centerline of Robinson Drive, and the **Point of Beginning**;

Containing 158,890 square feet or 3.648 acres, more or less.

SUBJECT TO:

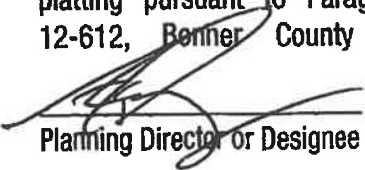
Existing rights-of-way and easements of record and or appearing on said above described parcel.

END OF DESCRIPTION

Prepared by this office:
h2 Surveying, LLC

Notice of Boundary Line Adjustment

The parcel herein described is exempt from platting pursuant to Paragraph G, Section 12-612, Benner County Revised Code.


Planning Director or Designee

9/30/2024
Date

