

Parcel 4
Legal Description
Exhibit "A"

A parcel of land located in Government Lots 9 and 11 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 1309.54 feet to the Point of Beginning;

Thence North $89^{\circ}21'25''$ West continuing along said south line of said Section 31, a distance of 343.21 feet;

Thence North $00^{\circ}59'09''$ East leaving said south line of Section 31, a distance of 507.53 feet to the centerline of Robinson Drive;

Thence South $69^{\circ}51'51''$ East along said centerline of Robinson Drive, a distance of 149.26 feet to the beginning of a tangent curve to the right having a chord bearing of South $61^{\circ}20'48''$ East, a chord distance of 118.49 feet;

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

Thence South $52^{\circ}49'44''$ East continuing along said centerline of Robinson Drive, a distance of 104.02 feet to the beginning of a tangent curve to the left having a chord bearing of South $71^{\circ}25'18''$ East, a chord distance of 95.65 feet;

Thence continuing along said centerline of Robinson Drive, and said tangent curve to the left 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 $89^{\circ}59'08''$ East continuing along said centerline of Robinson Drive, a distance of 23.04 feet to the beginning of a tangent curve to the left having a chord bearing of North $85^{\circ}45'23''$ East, a chord distance of 73.75 feet;

Thence continuing along said centerline of Robinson Drive and said tangent curve to the left 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 $29^{\circ}41'50''$ West leaving said centerline of Robinson Drive, a distance of 362.92 feet to the south line of said Section 31, and the Point of Beginning;

Containing 176,348 square feet or 4.048 acres, more or less.

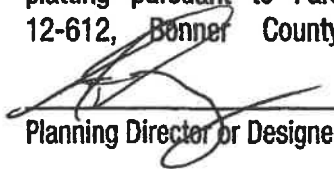
SUBJECT TO:

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, Bonner County Revised Code.


Planning Director or Designee

9/30/2024
Date

