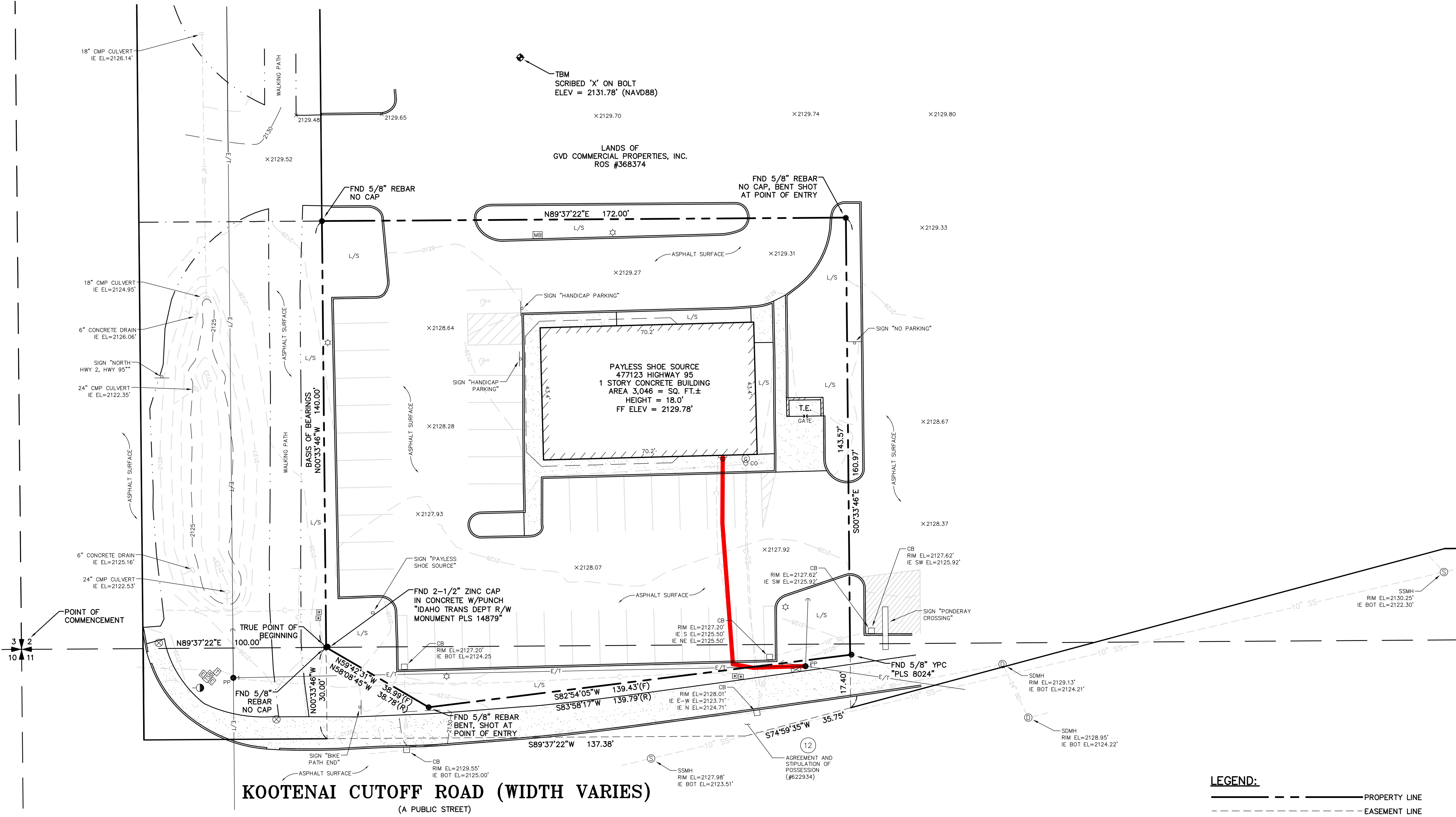


US HIGHWAY NO. 95 (WIDTH VARIES)
(A PUBLIC STREET)



LEGAL DESCRIPTION:
A TRACT OF LAND IN A PORTION OF BLOCK 4, STARR'S ACREEAGE, ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF PLATS, PAGE 88, RECORDS, BONNER COUNTY, IDAHO AND IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°37'22" EAST ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°33'46" WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 89°37'22" EAST A DISTANCE OF 172.00 FEET; THENCE SOUTH 00°33'46" EAST A DISTANCE OF 160.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING KOOTENAI CUT-OFF ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES:
1. SOUTH 74°59'35" WEST A DISTANCE OF 35.75 FEET;
2. SOUTH 89°37'22" WEST A DISTANCE OF 137.38 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00°33'46" WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT EXISTING HIGHWAY 95 AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF IDAHO BY DEED RECORDED MARCH 13, 2003, INSTRUMENT #20441 AND THAT PORTION SET FORTH IN DECREE OF CONDEMNATION IN FAVOR OF THE STATE OF IDAHO RECORDED JUNE 9, 2005, INSTRUMENT #78653, ALL IN RECORDS, BONNER COUNTY, IDAHO.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE NORTH IDAHO TITLE INSURANCE, INC. COMMITMENT FOR TITLE INSURANCE NUMBER 6201-6921 DATED OCTOBER 17, 2014.

NORTH IDAHO TITLE INSURANCE, INC.
COMMITMENT NO. 6201-6921
SCHEDULE B - EXCEPTIONS:

- 6) EASEMENT AND BOUNDARY LINE AGREEMENT RECORDED OCTOBER 30, 1989, RECORDING NO. 368311; AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTED.
- 8) WARRANTY DEED RECORDED DECEMBER 31, 1991, RECORDING NO. 399783; AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
- 10) UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED APRIL 22, 1992, RECORDING NO. 404586; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- 11) WATER LINE EASEMENT RECORDED MAY 13, 1997, RECORDING NO. 503520; AFFECTS THE SUBJECT PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY, NOT PLOTTED.
- 12) AGREEMENT AND STIPULATION OF POSSESSION RECORDED APRIL 21, 2003, RECORDING NO. 622934; AFFECTS THE SUBJECT PROPERTY, PLOTTED.
- 13) RIGHT-OF-WAY EASEMENT RECORDED JUNE 16, 2006, RECORDING NO. 709154; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- 14) DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR PONDERAY CROSSING RECORDED OCTOBER 4, 2010, RECORDING NO. 799651; AFFECTS THE SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

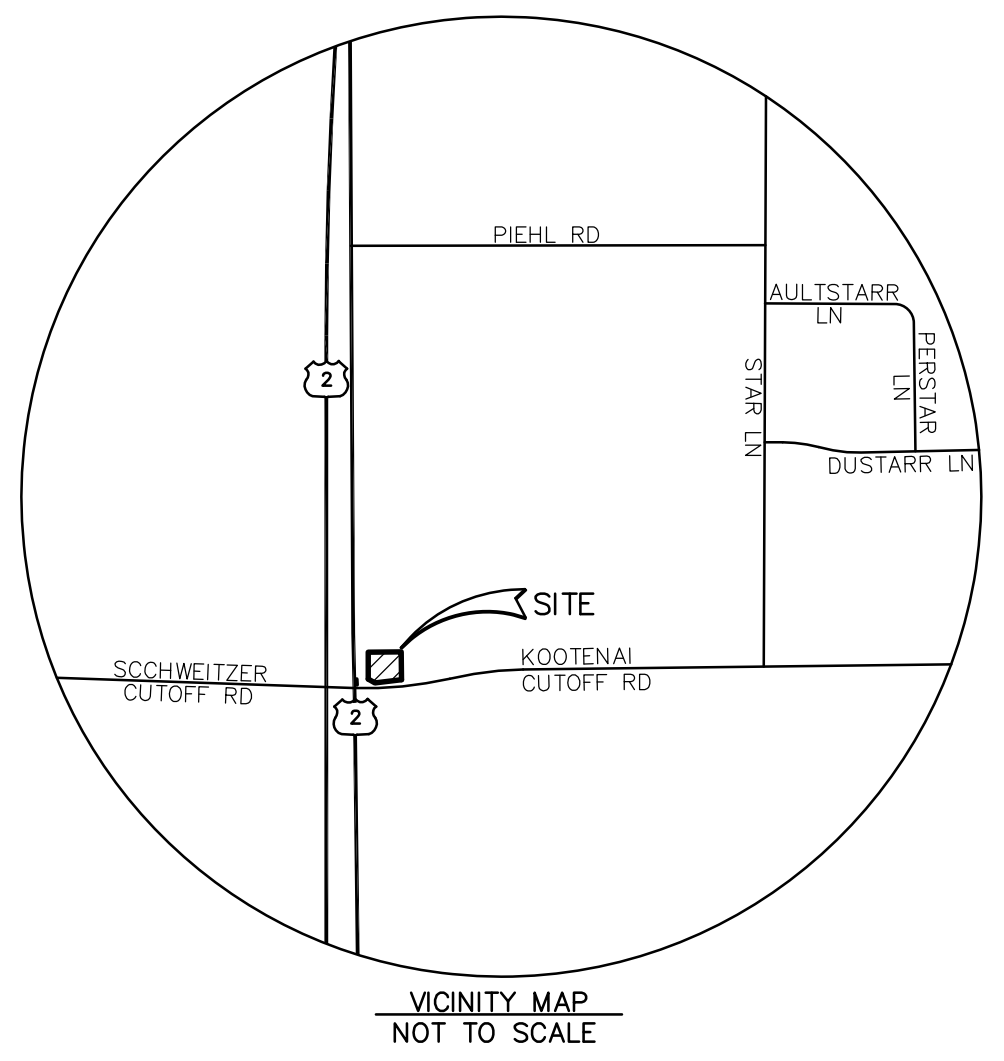
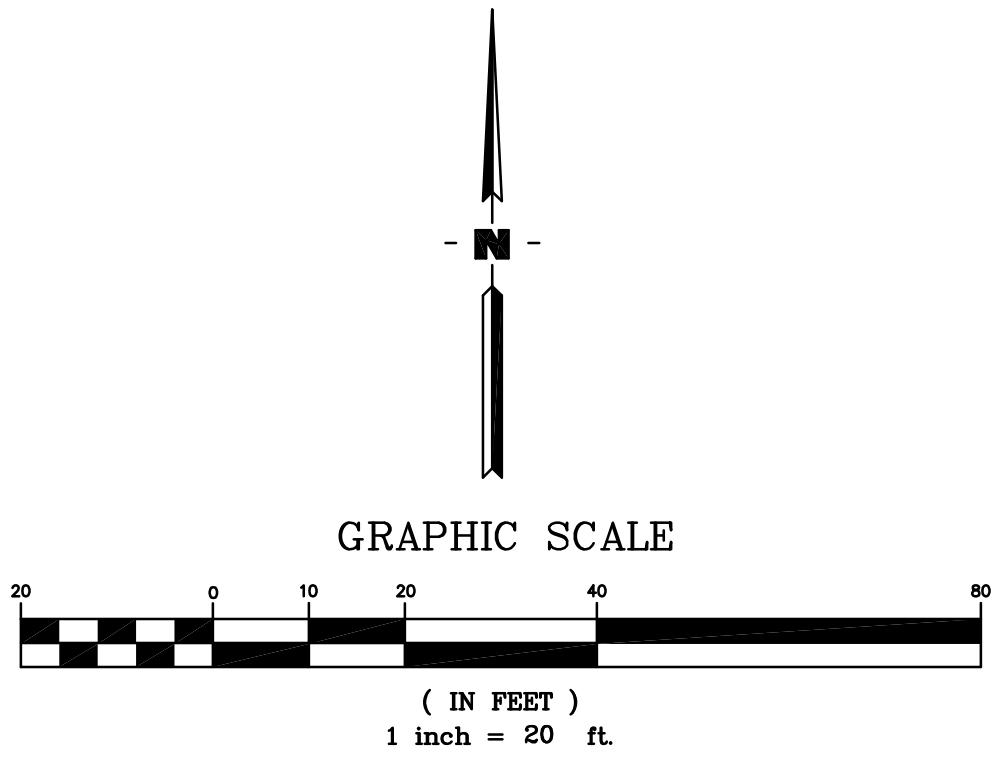
BASIS OF BEARINGS:
THE BEARING OF NORTH 00°33'46" WEST ALONG THE WEST LINE OF THAT RECORD OF SURVEY ENTITLED "PAYLESS SHOESOURCE" RECORDED AS INSTRUMENT NO. 402278, BONNER COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

VERTICAL DATUM:
BENCHMARK:
LOCATED 'X' IN CONCRETE SIGN FOOTING. SCRIBED ELEVATION OF 2129.22' (NAVD 88).
TBM: SCRIBED 'X' IN BOLT ON LIGHT POLE BASE. TBM ELEVATION = 2131.78'

- NOTES AND COMMENTS:**
- 1) GROSS LAND AREA 23,522 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.
 - 2) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON PLANS AND RECORDS PROVIDED BY 811 LOCATE, UTILITY LOCATION DATED MARKINGS TOGETHER WITH THE OBSERVED SURFACE FEATURES.
 - 3) EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL TO BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.
 - 4) DURVEA & ASSOCIATES ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.
 - 5) THIS SURVEY WAS PREPARED BY A FIELD SURVEY MAPPING EXCEEDS THE NATIONAL MAP ACCURACY STANDARDS.

SURVEYOR'S CERTIFICATE:
THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECTION IN SEPTEMBER, 2016 AT THE REQUEST OF DOUGLASS PROPERTIES.

- LEGEND:**
- PROPERTY LINE
 - - - EASEMENT LINE
 - ▨ BUILDING LINE
 - 6" CONCRETE CURB
 - - - EDGE OF ASPHALT
 - CONCRETE WALL
 - ⊠ WATER METER
 - ⊞ WATER/GAS VALVE
 - ⊞ TELEPHONE VAULT
 - ⊞ CROSSWALK POST
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ SANITARY SEWER CLEAN OUT
 - ⊞ STORM DRAIN MANHOLE
 - ⊞ ELECTRIC METER
 - ⊞ GAS METER
 - ⊞ CATCH BASIN
 - ⊞ TRAFFIC SIGNAL POLE
 - ⊞ POWER POLE
 - ⊞ POWER POLE W/GUY WIRE
 - ⊞ LIGHT STANDARD
 - ⊞ PHONE RISER
 - ⊞ ELECTRIC VAULT
 - ⊞ TRAFFIC SIGNAL BOX
 - ⊞ MAILBOX
 - - - UNDERGROUND STORM DRAIN LINE
 - - - UNDERGROUND SANITARY SEWER LINE
 - - - UNDERGROUND COMMUNICATION LINE
 - - - UNDERGROUND GAS LINE
 - - - UNDERGROUND ELECTRIC LINE
 - - - OVERHEAD ELECTRIC/TELEPHONE LINE
 - L/S LANDSCAPED AREA
 - FOUND AS NOTED
 - ⊞ FOUND SECTION CORNER AS NOTED
 - (F) FOUND BEARING AND DISTANCE PER FOUND MONUMENTS
 - (R) RECORD BEARING AND DISTANCE RECORD OF SURVEY #874277
 - ⊞ SET TBM AS NOTED



PRELIMINARY 9/26/2016
Date
Mitchell Durvea
PLS 8693
Exp. 9/30/2016
mitch@durvea-associates.com

ALTA/NSPS LAND TITLE SURVEY

STCU
477256 US HWY 95
PONDERAY, ID

DURVEA & ASSOCIATES, P.S.
2702 N. Perry Street, Spokane WA 99207
tel: (509) 465-8007
www.durvea-associates.com

DATE: SEPTEMBER 2016 SHEET: 1 OF 1
SCALE: 1"=20'
PROJECT SURVEYOR: MJD
DRAWN BY: CCS
LAST DATE OF REVISION: JOB NO.: 16-2147