

GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
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RECEIVED
DEC 27 2018
PLANNING OFFICE
CITY OF PONDERAY

Parcel 2A
473,659 ft²
10.87 Acres

City of Ponderay
Bonner County, Idaho
Section 3, Township 57 North, Range 2 West, B.M.

A parcel of land located in the southeast quarter of Section 3, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho being a portion of Warranty Deed Instrument No. 855774 and all of Warranty deed Instrument No. 855775 and shown as Parcel 2A on the attached exhibit map, being more particularly described as follows:

That portion of the South half of the southeast quarter of the southeast quarter (S1/2-SE1/4-SE1/4) of said Section 3, which lies **East** of Sand Creek; excluding those portions within the right-of-way of US Highway 95 and those portions within the right-of-way of Schweitzer Cut-Off Road, a County road.

LESS

A parcel of land located in the southeast quarter of Section 3, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, described in Warranty Deed Instrument No. 855773 and shown as Parcel 1 on the attached exhibit map, being more particularly described as follows:

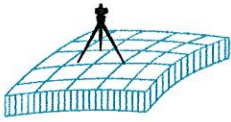
Commencing at the southeast Section corner of said Section 3, lying South 89°37'15" East, 2645.63 feet from the South quarter-corner of said Section 3;

Thence along the South line of said Section 3, North 89°37'15" West, 128.98 feet, to a point on the northerly right-of-way of Schweitzer Cut-Off Road, a County road, being a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879' and being the **TRUE POINT OF BEGINNING**;

Thence North 89°37'15" West, 117.16 feet, continuing along said South section line, and along said northerly right-of-way of Schweitzer Cut-Off Road, to a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';

Thence North 82°28'57" West, 307.87 feet, leaving said South section line and continuing along said northerly right-of-way of Schweitzer Cut-Off Road, to a found 5/8 inch rebar and plastic cap marked 'PLS 8024';

Thence North 50°36'11" East, 268.05 feet, leaving said northerly right-of-way of Schweitzer Cut-Off Road, to a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';



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Thence South 89°37'15" East, 226.46 feet, to the westerly right-of-way of US Highway 95, and a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';

Thence South 00°30'49" West, 202.42 feet, along said westerly right-of-way of US Highway 95, to a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';

Thence South 52°15'17" West, 11.88 feet, continuing along said westerly right-of-way, to the South section line of said Section 3 and a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879', being the **TRUE POINT OF BEGINNING** and encompassing an area of 67,118 square feet (1.54 Acres).

ALSO LESS

A parcel of land located in the southeast quarter of Section 3, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, being a portion of Warranty Deed Instrument No. 855774 and shown as Parcel 3A on the attached exhibit map, being more particularly described as follows:

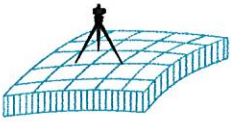
Commencing at the southeast Section corner of said Section 3 according to CP&F filed by PLS 813 on 9/25/1984, lying South 89°37'15" East, 2645.63 feet from the South quarter-corner of said Section 3 according to CP&F filed by PLS 5576 on 10/08/1995, and as shown on Record of Survey, Instrument No. 856193;

Thence along the South line of said Section 3, North 89°37'15" West, 128.98 feet, to a point on the northerly right-of-way of Schweitzer Cut-Off Road, a County road, and the westerly right-of-way of US Highway 95, being a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';

Thence departing the said South line of said Section 3 and the northerly right-of-way of Schweitzer Cut-Off Road, North 52°15'17" East, 11.88 feet, along the westerly right-of-way of US Highway 95 and the easterly line of Warranty Deed Instrument No. 855773, to a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';

Thence North 00°30'49" East, 202.42 feet, continuing along said westerly right-of-way of US Highway 95 and said easterly line of Warranty Deed Instrument No. 855773, to a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879' and being the **TRUE POINT OF BEGINNING**;

Thence departing said westerly right-of-way of US Highway 95 and said easterly line of Warranty Deed Instrument No. 855773, North 89°37'15" West, 226.46 feet, along the northerly line of said Warranty Deed Instrument No. 855773, to a found 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';



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Thence departing said northerly line of Warranty Deed Instrument No. 855773, North 10°49'45" East, 151.91 feet, to a set 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879';

Thence South 89°37'15" East, 199.26 feet, to the said westerly right-of-way of US Highway 95 and easterly line of said Warranty Deed Instrument No. 855774, to a set 5/8 inch rebar and plastic cap marked 'T. Glahe-PLS 14879'

Thence South 00°30'49" West, 149.39 feet, along the said westerly right-of-way of US Highway 95 and said easterly line of Warranty Deed Instrument No. 855774, to the **TRUE POINT OF BEGINNING** and encompassing an area of 31,799 square feet (0.73 Acres).

ALSO LESS

A parcel of land located in a portion of the SE 1/4 of the SE 1/4 Section 3, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described in Warranty Deed Instrument No. 893021 and shown as Parcel 4 on the attached exhibit map, being more particularly described as follows:

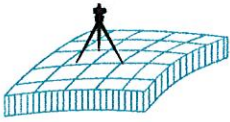
Commencing at the Southeast corner of said SE 1/4 of Section 3 from which the South 1/4 corner of said Section bears North 89°37'15" East, 2645.63 feet (North 89°37'14" West, 2645.78 feet per Inst. No. 893021); thence North 89°37'15" East, 841.69 feet (North 89°37'14" West, 841.91 feet per Inst. No. 893021) along the South line of said SE 1/4 to a point on the Southerly Boundary of the Schweitzer and 95, LP parcel as described under Bonner County Instrument No. 855774, records of Bonner County, Idaho and the **TRUE POINT OF BEGINNING** of the parcel to be described, said point being on the existing Northerly right-of-way line as shown on Preliminary right-of-way plans "SMA-7895 Schweitzer Cut Off Road, Sandpoint" dated March 2014;

Thence leaving the South line of said SE 1/4 of Section 3, North 01°28'09" East, 18.19 feet (North 00°54'25" East, 18.23 feet per Inst. No. 893021) along the said existing Northerly right-of-way line, to a found 5/8 inch rebar and plastic cap marked 'PLS 8024';

Thence South 89°37'01" East, 123.84 feet (South 89°37'14" East, 124.01 feet per Inst. No. 893021) along the said existing Northerly right-of-way line;

Thence leaving said existing Northerly right-of-way line North 00°22'44" East, 20.05 feet (North 00°22'44" East, 20.00 feet per Inst. No. 893021);

Thence parallel to the South line of said Section 3, North 89°37'15" West, 451.48 feet (North 89°37'14" West, 460.43 feet per Inst. No. 893021) to a point on the Westerly boundary of said Instrument No. 855774;



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Thence along said Westerly boundary of said Instrument No. 855774 the following 2 courses:

1. South 18°52'36" West, 25.71 feet (South 15°51'27" West, 27.20 feet per Inst. No. 893021)
2. Thence South 05°53'37" East, 13.94 feet (South 22°32'36" East, 13.05 feet per Inst. No. 893021) to a point on the South line of said Section 3;

Thence leaving the Westerly boundary of said Instrument No. 855774 and along the South line of said Section 3, South 89°37'15" East, 333.93 feet (South 89°37'14" West, 338.43 feet per Inst. No. 893021) to the **TRUE POINT OF BEGINNING** and encompassing an area of +/- 15,209 square feet (0.349 Acres) (15,493 sq. ft., 0.356 acres per Inst. No. 893021).

