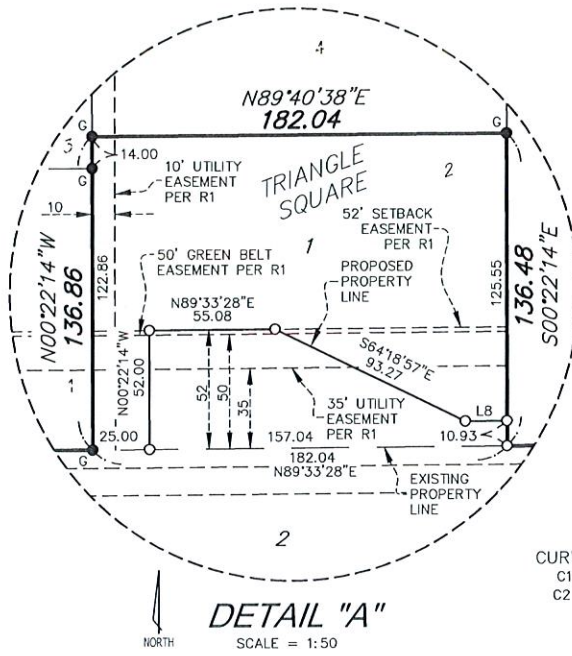


BONNER MALL

LOT 2, TRIANGLE SQUARE,
AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF PONDERAY, BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°30'21" E	25.07
L2	N 00°31'39" W	60.00
L3	S 89°32'15" W	20.00
L4	N 00°31'39" W	107.04
L5	S 89°32'15" W	91.83
L6	N 00°25'34" W	9.86
L7	N 12°00'16" E	15.08
L8	N 89°33'28" E	18.17
L9	S 00°26'32" E	68.00
L10	S 89°33'28" W	71.00
L11	N 00°26'32" W	68.00
L12	N 89°33'28" E	71.00

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	40.27	60.00	38°27'24"	S 18°44'38" W	39.52
C2	54.00	60.00	51°34'14"	S 63°45'21" W	52.20

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊕ = FOUND 3" ALUMINUM CAP MARKED "PLS 14879"
- ⊕ = FOUND 1 1/2" IRON PIPE
- RR = FOUND RAILROAD SPIKE
- = FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "KIEBERT 974"
- = FOUND 5/8" REBAR WITHOUT IDENTIFICATION
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 5713"
- ⊕ = SET 2" ALUMINUM CAP MARKED "H2 PLS 12110"
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- ⊕ = SET 1 1/4" COPPER DISK MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- - - = PROPOSED PROPERTY LINE
- - - = EXISTING PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = EASEMENT LINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE

BASIS OF BEARINGS

THE SOUTH LINE OF LOTS 1 AND 2, TRIANGLE SQUARE, BEARS NORTH 89°33'28" EAST, AS SHOWN ON R1.

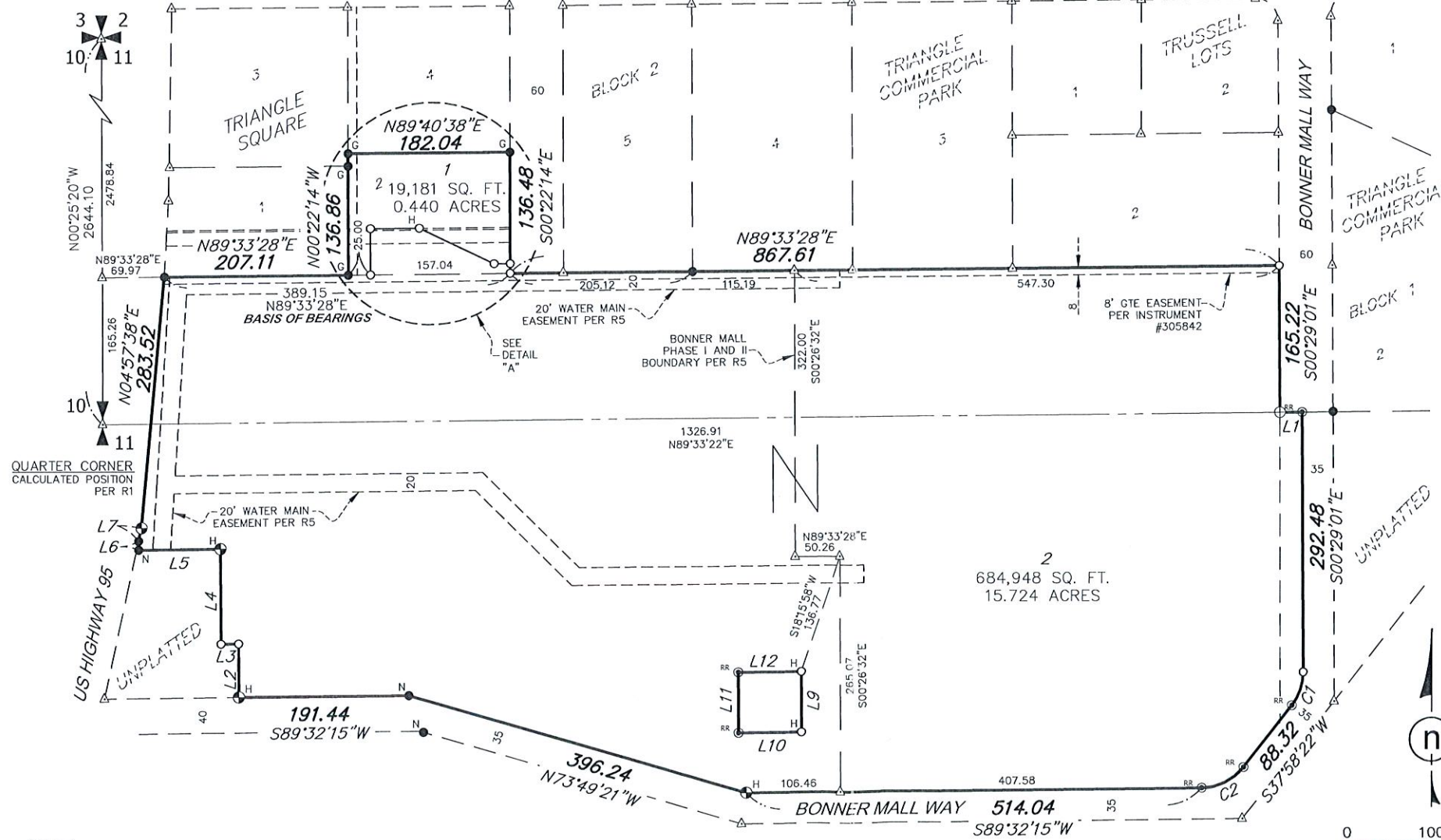
SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS TO DIVIDE THE PROPERTY SHOWN HEREON INTO LOTS AND BLOCK.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE MONUMENTS SHOWN HERE ON WERE LOCATED ON JANUARY 1, 2022.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.

RECORD INFORMATION

- R1 - TRIANGLE SQUARE, BOOK 5, PAGE 145, INSTRUMENT #498360, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - TRIANGLE COMMERCIAL PARK, INSTRUMENT #447975, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, INSTRUMENT #267971, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, INSTRUMENT #267973, RECORDS OF BONNER COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, INSTRUMENT #294903, RECORDS OF BONNER COUNTY, IDAHO.
- R6 - RECORD OF SURVEY, INSTRUMENT #887225, RECORDS OF BONNER COUNTY, IDAHO.
- R7 - TRUSSELL LOTS, BOOK 12, PAGE 62, INSTRUMENT #909652, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #573574, RECORDS OF BONNER COUNTY, IDAHO.
- D2 - DEED, INSTRUMENT #387203, RECORDS OF BONNER COUNTY, IDAHO.
- D3 - WARRANTY DEED, INSTRUMENT #317399, RECORDS OF BONNER COUNTY, IDAHO.
- D4 - QUIT CLAIM DEED, INSTRUMENT #525475, RECORDS OF BONNER COUNTY, IDAHO.

SECTION CORNER
CALCULATED POSITION
PER R1



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6500 • FAX: (208) 772-6519
WWW.H2SURVEY.COM

BONNER MALL

LOT 2, TRIANGLE SQUARE,
AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF PONDERAY, BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT BONNER MALL PARTNERSHIP IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS BONNER MALL.

LOT 2, TRIANGLE SQUARE, AS RECORDED IN BOOK 5 OF PLATS, AT PAGE 145, INSTRUMENT #498360, RECORDS OF BONNER COUNTY, IDAHO, AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, TRIANGLE SQUARE, FROM WHICH THE SOUTHEAST CORNER OF LOT 2, TRIANGLE SQUARE, BEARS NORTH 89°33'28" EAST, A DISTANCE OF 389.15 FEET;
THENCE NORTH 89°33'28" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 207.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 00°22'14" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 136.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
THENCE NORTH 89°40'38" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 182.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 00°22'14" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 136.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE NORTH 89°33'28" EAST, A DISTANCE OF 857.61 FEET TO THE SOUTHEAST CORNER OF LOT 2, TRIANGLE COMMERCIAL PARK, AS RECORDED BY INSTRUMENT #447975, RECORDS OF BONNER COUNTY, IDAHO, AND THE WEST RIGHT-OF-WAY LINE OF BONNER MALL WAY;
THENCE SOUTH 00°29'01" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF BONNER MALL WAY, A DISTANCE OF 165.22 FEET;
THENCE NORTH 89°30'21" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE WEST LINE OF SAID WARRANTY DEED #317399, A DISTANCE OF 25.07 FEET TO THE WEST LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT #317399, RECORDS OF BONNER COUNTY, IDAHO;
THENCE SOUTH 00°29'01" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE WEST LINE OF SAID WARRANTY DEED #317399, A DISTANCE OF 292.48 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 18°44'38" WEST, A CHORD DISTANCE OF 39.52 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF BONNER MALL WAY, THE WEST LINE OF SAID WARRANTY DEED #317399, AND SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 38°27'24", AN ARC DISTANCE OF 40.27 FEET;
THENCE SOUTH 37°58'22" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE WEST LINE OF SAID WARRANTY DEED #317399, A DISTANCE OF 88.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 63°45'21" WEST, A CHORD DISTANCE OF 52.20 FEET;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF BONNER MALL WAY, THE WEST LINE OF SAID WARRANTY DEED #317399, AND SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 51°34'14", AN ARC DISTANCE OF 54.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE NORTH LINE OF SAID WARRANTY DEED #317399;
THENCE SOUTH 89°32'15" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE NORTH LINE OF SAID WARRANTY DEED #317399, A DISTANCE OF 514.04 FEET;
THENCE NORTH 73°49'21" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE NORTH LINE OF SAID WARRANTY DEED #317399, A DISTANCE OF 396.24 FEET;
THENCE SOUTH 89°32'15" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE NORTH LINE OF SAID WARRANTY DEED #317399, A DISTANCE OF 191.44 FEET;
THENCE NORTH 00°31'39" WEST LEAVING SAID NORTH RIGHT-OF-WAY LINE OF BONNER MALL WAY AND THE NORTH LINE OF SAID WARRANTY DEED #317399, A DISTANCE OF 60.00 FEET;
THENCE SOUTH 89°32'15" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°31'39" WEST, A DISTANCE OF 107.04 FEET;
THENCE SOUTH 89°32'15" WEST, A DISTANCE OF 91.83 FEET TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 95;
THENCE NORTH 00°25'34" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF US HIGHWAY 95, A DISTANCE OF 9.86 FEET;
THENCE NORTH 12°00'18" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF US HIGHWAY 95, A DISTANCE OF 15.08 FEET;
THENCE NORTH 04°57'38" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF US HIGHWAY 95, A DISTANCE OF 283.52 FEET TO THE SOUTHWEST CORNER OF LOT 1, TRIANGLE SQUARE, AND THE POINT OF BEGINNING;

EXCEPTING THEREFROM:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, TRIANGLE SQUARE, FROM WHICH THE SOUTHWEST CORNER OF LOT 1, TRIANGLE SQUARE, BEARS SOUTH 89°33'28" WEST, A DISTANCE OF 389.15 FEET;
THENCE NORTH 89°33'28" EAST, A DISTANCE OF 320.31 FEET;
THENCE SOUTH 00°26'32" EAST, A DISTANCE OF 322.00 FEET;
THENCE NORTH 89°33'28" EAST, A DISTANCE OF 50.26 FEET;
THENCE SOUTH 18°15'58" WEST, A DISTANCE OF 136.77 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°26'32" EAST, A DISTANCE OF 68.00 FEET;
THENCE SOUTH 89°33'28" WEST, A DISTANCE OF 71.00 FEET;
THENCE NORTH 00°26'32" WEST, A DISTANCE OF 68.00 FEET;
THENCE NORTH 89°33'28" EAST, A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 704,129 SQUARE FEET OR 16.165 ACRES, MORE OR LESS, IN TOTAL.

OWNER'S CERTIFICATE CONT.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.
RESERVATION OF COAL AND IRON PER BOOK 5 OF DEED, AT PAGE 418.
RELINQUISHMENT OF ACCESS RIGHTS BETWEEN THE LAND AND HIGHWAY PER DEED TO THE STATE OF IDAHO, INSTRUMENT #120188.
ACCESS DEED PER INSTRUMENT #182856.
NEGATIVE EASEMENT PER INSTRUMENT #120553, PREVENTING STRUCTURES WITHIN 20 FEET OF HIGHWAY RIGHT-OF-WAY, JUNKYARDS WITHIN 1000 FEET, AND SIGNS WITHIN 600 FEET.
ACCESS DEED PER INSTRUMENT #280456.
PACIFIC POWER & LIGHT COMPANY RIGHT-OF-WAY EASEMENT PER INSTRUMENT #129302 & 129303.
20' WATER MAIN EASEMENT PER INSTRUMENT #294903.
8' GTE EASEMENT PER INSTRUMENT #305842.
52' SETBACK EASEMENT PER INSTRUMENT #498360.
50' GREENBELT EASEMENT PER INSTRUMENT #498360.
35' UTILITY EASEMENT PER INSTRUMENT #498360.
10' UTILITY EASEMENT PER INSTRUMENT #498360.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOTS 1 AND 2 IS PROVIDED BY KOOTENAI PONDERAY WATER AND SEWER DISTRICT.
SANITARY SEWER SERVICE FOR LOTS 1 AND 2 IS PROVIDED BY KOOTENAI PONDERAY WATER AND SEWER DISTRICT.

H.J. MAGNUSON, TRUSTEE / PARTNER DATE
BONNER MALL PARTNERSHIP

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2023.

BY: H.J. MAGNUSON, TRUSTEE / PARTNER
BONNER MALL PARTNERSHIP

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON
THIS _____ DAY OF _____, 2023.

CHAIRMAN _____

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF BONNER MALL PARTNERSHIP.

THIS _____ DAY OF _____, 2023, AT _____ M. AND DULY
RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT
NUMBER _____
FEE: \$ _____

BY DEPUTY: _____
BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS
CERTIFICATE HAVE BEEN PAID THROUGH _____
THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY
OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR

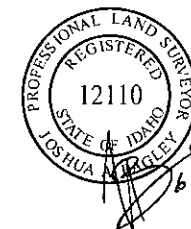
BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE
DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET
DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE
STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND
THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH
THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING
ACT.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: JUNE 2023
PROJECT NUMBER: 2022-388

SHEET 2 OF 2