

Idaho Transportation Department  
US-95, Garwood North and South  
Project No. SN FAP 100-A(4)  
Key No. A0360  
**Parcel No. 3.2**  
Parcel ID No. 51317

February 25, 2020

Sheet 1 of 2

### LEGAL DESCRIPTION

A parcel of land located in a portion of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) Section 25, Township 52 North, Range 4 West, Boise Meridian, Kootenai County, Idaho. Said parcel is a portion of the land described in Right-of-Way Deed Instrument No. 159219 as "...an additional strip of land, lying adjacent and contiguous to and parallel with the above described right of way on the easterly side thereof..." and also shown on Record of Survey Instrument No. 2737764000 as Parcel 3.2, being more particularly described as follows:

**Commencing** at the West Quarter Corner of said Section 25, a found 2 inch Aluminum Cap per CP&F Inst. No. 2162692000 from which the Southeast Corner of said Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of said Section 25, a 5/8 inch rebar with yellow plastic cap per CP&F Inst. No. 2241090000, bears S88°03'54"E, 1,315.10 feet; Thence along the south line of said Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) S88°03'47"E, 497.44 feet to a 5/8 inch rebar by PLS 10559 and the **TRUE POINT OF BEGINNING**;

Thence, leaving said south line and along a line being parallel to and 100.00 feet easterly, measured at right angles, to the centerline of U.S. Highway 95 per FAP 100-A(4), N33°49'06"E a distance of 678.08 feet to a 5/8 inch rebar by PLS 10559;

Thence, leaving said parallel line and along the south line of the land described in Release of Easement Instrument No. 1480498, S88°03'54"E a distance of 117.93 feet to a 5/8 inch rebar by PLS 3814 at the northwest corner of Parcel 2 as described in said Quit Claim Deed Instrument No. 1989598 and the southeast corner of the land described in said Release of Easement Instrument No. 1480498;

Thence, leaving said south line and along the west line of said Parcel 2, S33°48'56"W a distance of 337.63 feet (record 340.41 feet) to the southwest corner of said Parcel 2 and the northwest corner of Parcel 1 as described in said Quit Claim Deed Instrument No. 1989598;

Thence along the west line of said Parcel 1, S33°48'56"W a distance of 340.43 feet (record 340.40 feet) to the southwest corner of said Parcel 1 and a 5/8 inch rebar by PLS 6603 on the south line of said Southwest Quarter of the Northwest Quarter;

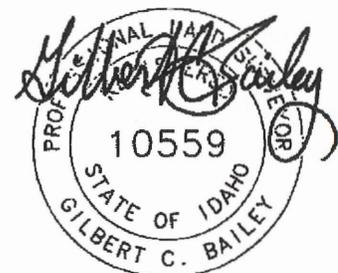
Thence along said south line, N88°03'44"W a distance of 94.05 feet to a 5/8 inch rebar by PLS 6603;

Thence, continuing along said south line, N88°03'47"W a distance of 23.91 feet to the **TRUE POINT OF BEGINNING**.

The above described area contains 1.559 acres, more or less.

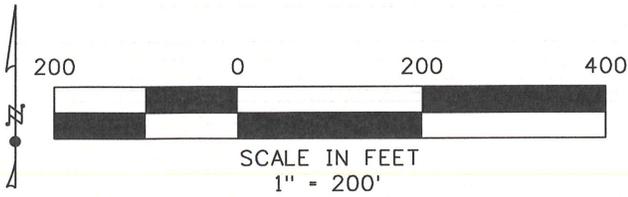
The basis of bearing for the above parcel description is Grid North based on the Idaho State Plane Coordinate System, West Zone. All distances shown are ground distances.

The above described parcel may be subject to easements or reservations.



02-25-2020

**EXHIBIT A**

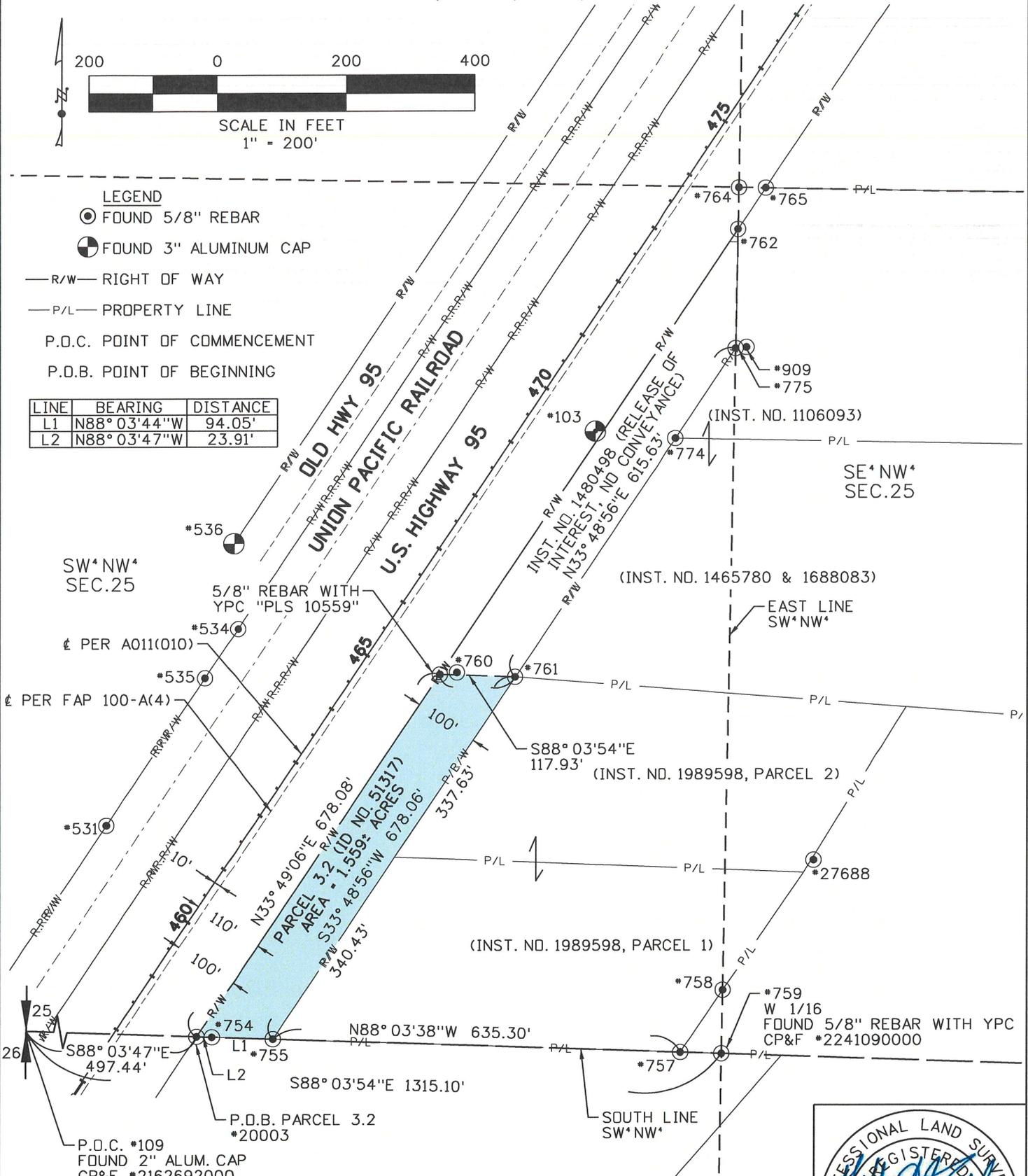


**LEGEND**

- ⊙ FOUND 5/8" REBAR
- ⊕ FOUND 3" ALUMINUM CAP

- R/W — RIGHT OF WAY
- P/L — PROPERTY LINE
- P.D.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N88° 03'44"W	94.05'
L2	N88° 03'47"W	23.91'



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**IDAHO TRANSPORTATION DEPARTMENT**



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
 US-95, GARWOOD NORTH AND SOUTH  
 PROJECT NO. SN FAP 100-A(4)  
 KEY NO. A0360

**DAVID EVANS AND ASSOCIATES INC.**

