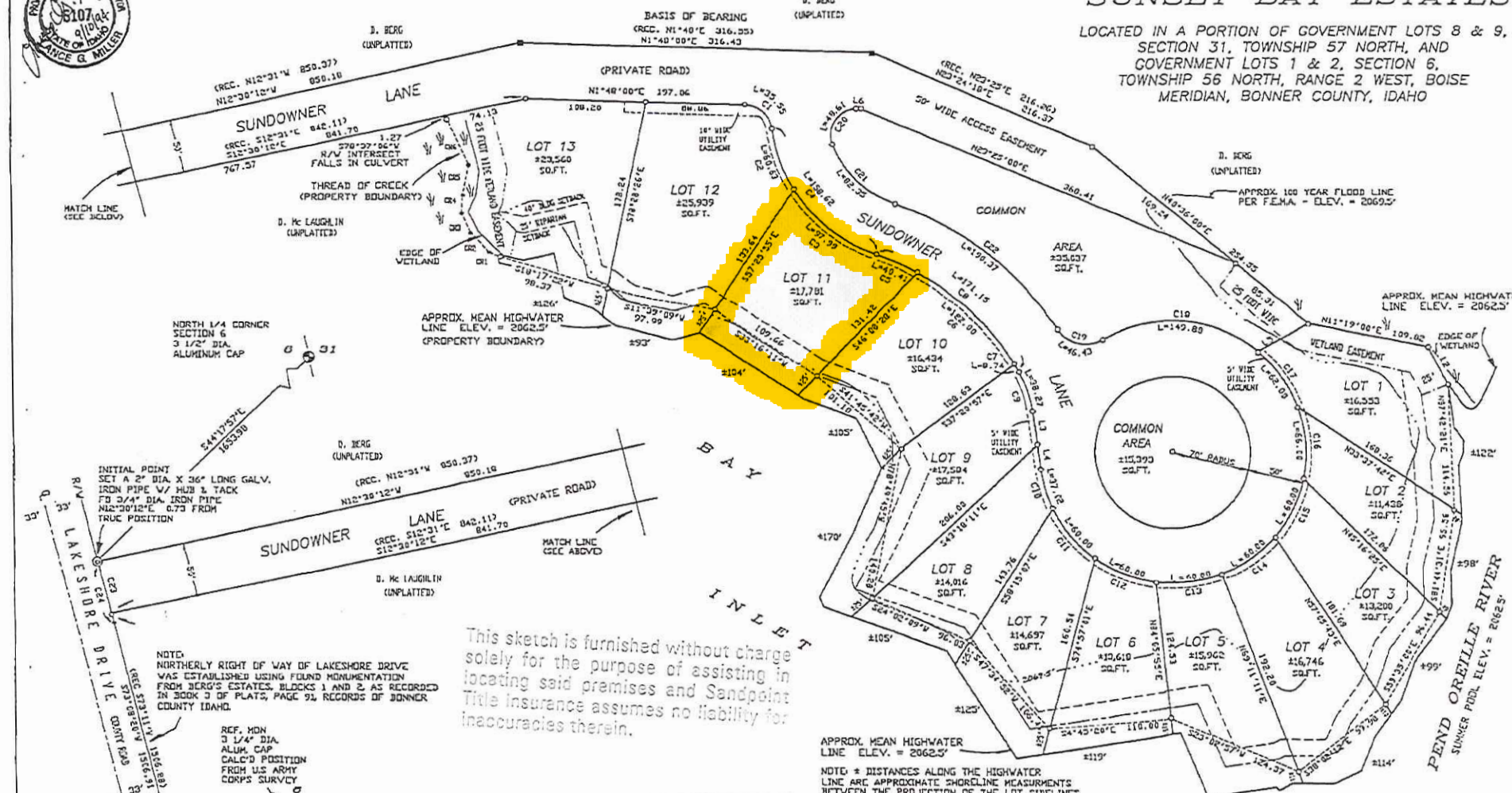




46
3/13/89
12

SUNSET BAY ESTATES

LOCATED IN A PORTION OF GOVERNMENT LOTS 8 & 9,
SECTION 31, TOWNSHIP 57 NORTH, AND
GOVERNMENT LOTS 1 & 2, SECTION 6,
TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE
MERIDIAN, BONNER COUNTY, IDAHO



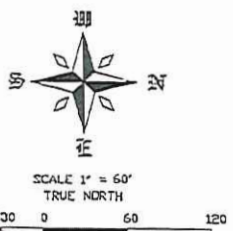
This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for inaccuracies therein.

INITIAL POINT
SET A 2" DIA. X 36" LONG GALV. IRON PIPE W/ HUB & TACK FD 3/4" DIA. IRON PIPE N12°00'12"E, 6.73 FROM TRUE POSITION

NOTE: NORTHERLY RIGHT OF WAY OF LAKESHORE DRIVE WAS ESTABLISHED USING FOUND MONUMENTATION FROM BERG'S ESTATES, BLOCKS 1 AND 2, AS RECORDED IN BOOK 3 OF PLATS, PAGE 92, RECORDS OF BONNER COUNTY IDAHO.

REF. MON
3 1/4" DIA. ALUM. CAP. CALC'D POSITION FROM U.S. ARMY CORPS SURVEY

NOTE: THE BEED DISTANCE FROM THE EAST QUARTER CORNER OF SECTION 6 TO THE NORTHERLY RIGHT OF WAY OF LAKESHORE DRIVE WAS APPARENTLY A DISTANCE MEASURED FROM THE WEST QUARTER CORNER OF SECTION 5.



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
01°28'06"	25.00	25.00	25.00	25.00
02°56'12"	50.00	50.00	50.00	50.00
04°24'18"	75.00	75.00	75.00	75.00
05°52'24"	100.00	100.00	100.00	100.00
07°20'30"	125.00	125.00	125.00	125.00
08°48'36"	150.00	150.00	150.00	150.00
10°16'42"	175.00	175.00	175.00	175.00
11°44'48"	200.00	200.00	200.00	200.00
13°12'54"	225.00	225.00	225.00	225.00
14°41'00"	250.00	250.00	250.00	250.00
16°09'06"	275.00	275.00	275.00	275.00
17°37'12"	300.00	300.00	300.00	300.00
19°05'18"	325.00	325.00	325.00	325.00
20°33'24"	350.00	350.00	350.00	350.00
22°01'30"	375.00	375.00	375.00	375.00
23°29'36"	400.00	400.00	400.00	400.00
24°57'42"	425.00	425.00	425.00	425.00
26°25'48"	450.00	450.00	450.00	450.00
27°53'54"	475.00	475.00	475.00	475.00
29°22'00"	500.00	500.00	500.00	500.00
30°50'06"	525.00	525.00	525.00	525.00
32°18'12"	550.00	550.00	550.00	550.00
33°46'18"	575.00	575.00	575.00	575.00
35°14'24"	600.00	600.00	600.00	600.00
36°42'30"	625.00	625.00	625.00	625.00
38°10'36"	650.00	650.00	650.00	650.00
39°38'42"	675.00	675.00	675.00	675.00
41°06'48"	700.00	700.00	700.00	700.00
42°34'54"	725.00	725.00	725.00	725.00
44°03'00"	750.00	750.00	750.00	750.00
45°31'06"	775.00	775.00	775.00	775.00
47°00'12"	800.00	800.00	800.00	800.00
48°28'18"	825.00	825.00	825.00	825.00
49°56'24"	850.00	850.00	850.00	850.00
51°24'30"	875.00	875.00	875.00	875.00
52°52'36"	900.00	900.00	900.00	900.00
54°20'42"	925.00	925.00	925.00	925.00
55°48'48"	950.00	950.00	950.00	950.00
57°16'54"	975.00	975.00	975.00	975.00
58°45'00"	1000.00	1000.00	1000.00	1000.00

LINE	BEARING	DISTANCE
CR1	S13°49'02"W	13.55
CR2	S48°09'20"W	23.69
CR3	S65°23'20"W	19.22
CR4	N86°23'48"W	15.10
CR5	N78°47'27"W	31.19
CR6	S25°12'48"W	48.65

LINE	BEARING	DISTANCE
L2	N62°13'08"E	37.81
L3	N82°26'06"E	38.29
L4	N82°26'06"E	22.48
L5	N29°45'02"E	52.17
L6	N1°48'08"E	6.77

- LEGEND**
- SET 5/8" DIA. X 30" LONG REDAR WITH YELLOW PLASTIC CAP MARKED "PLS 6107"
 - ⊙ MONUMENTATION AS NOTED
 - FOUND 3/4" DIA. IRON PIPE
 - CALC'D POINT - FALLS IN CREEK
 - ⊙ UNABLE TO SET
 - ⊙ WETLANDS
 - BEARING AND DISTANCE BETWEEN SET LINE POINTS
 - - - 25 FOOT RIPARIAN SETBACK ZONE (SEE NOTE ON PAGE 2 OF 2)
 - - - 40 FOOT BUILDING SETBACK (SEE NOTE ON PAGE 2 OF 2)

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARINGS FOUND IN A PREVIOUS SURVEY OF THIS PARCEL IN 1963 BY DONALD LARGENT, PC 1342, AS SHOWN HEREON.