



GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

Trexler

Parcel 5 of Beare Creek Estates

20.73 Ac.

Bonner County, Idaho

Section 7, Township 54 North, Range 4 West, B.M.

A tract of land located in a portion on the West Half – Northeast Quarter and Northwest Quarter of Section 7, Township 54 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter of Section 7;

Thence North $89^{\circ}05'20''$ East along the North line of said Northwest Quarter a distance of 1312.36 feet to a point, said point being the True Point of Beginning;

Thence continuing North $89^{\circ}05'20''$ East along said North line a distance of 45.95 feet;

Thence South $0^{\circ}59'20''$ East a distance of 8.18 feet;

Thence North $89^{\circ}05'20''$ East a distance of 659.90 feet;

Thence North $0^{\circ}55'27''$ West a distance of 8.18 feet;

Thence North $89^{\circ}05'20''$ East a distance of 659.90 feet to the Northeast corner of said Northwest Quarter;

Thence North $89^{\circ}31'59''$ East along the North line of said West Half-Northeast Quarter of Section 7 a distance of 14.35 feet to a point on the centerline of Beare Road, a County Road;

Thence Southerly along said centerline the following five courses;

- 1) South $14^{\circ}27'07''$ East, 60.55 feet;
- 2) 116.40 feet along a curve to the right with a radius of 200.00 feet (the chord of which bears South $2^{\circ}13'18''$ West, 114.77 feet);
- 3) South $18^{\circ}53'42''$ West, 54.95 feet;
- 4) 228.46 feet along a curve to the left with a radius of 260.00 feet (the chord of which bears South $6^{\circ}16'41''$ East, 221.18 feet)
- 5) South $31^{\circ}27'04''$ East, 25.94 feet;

Thence leaving said center line South $32^{\circ}43'21''$ West a distance of 37.27 feet;

Thence 96.72 feet along a curve to the left with a radius of 190.00 feet (The chord of which bears South $18^{\circ}08'23''$ West 95.68 feet);

Thence South 3°55'46" West a distance of 65.74 feet;

Thence South 88°29'35" West a distance of 1344.60 feet;

Thence North 1°01'26" West a distance of 668.78 feet to the **True Point of Beginning**, being Parcel 5 of the Record of Survey of Beare Creek Estates, recorded as Instrument No. 760599.

Reserving therefrom and together with those certain Easements for ingress, egress and utilities set forth on the Record of Survey, recorded as Instrument No. 760599.

