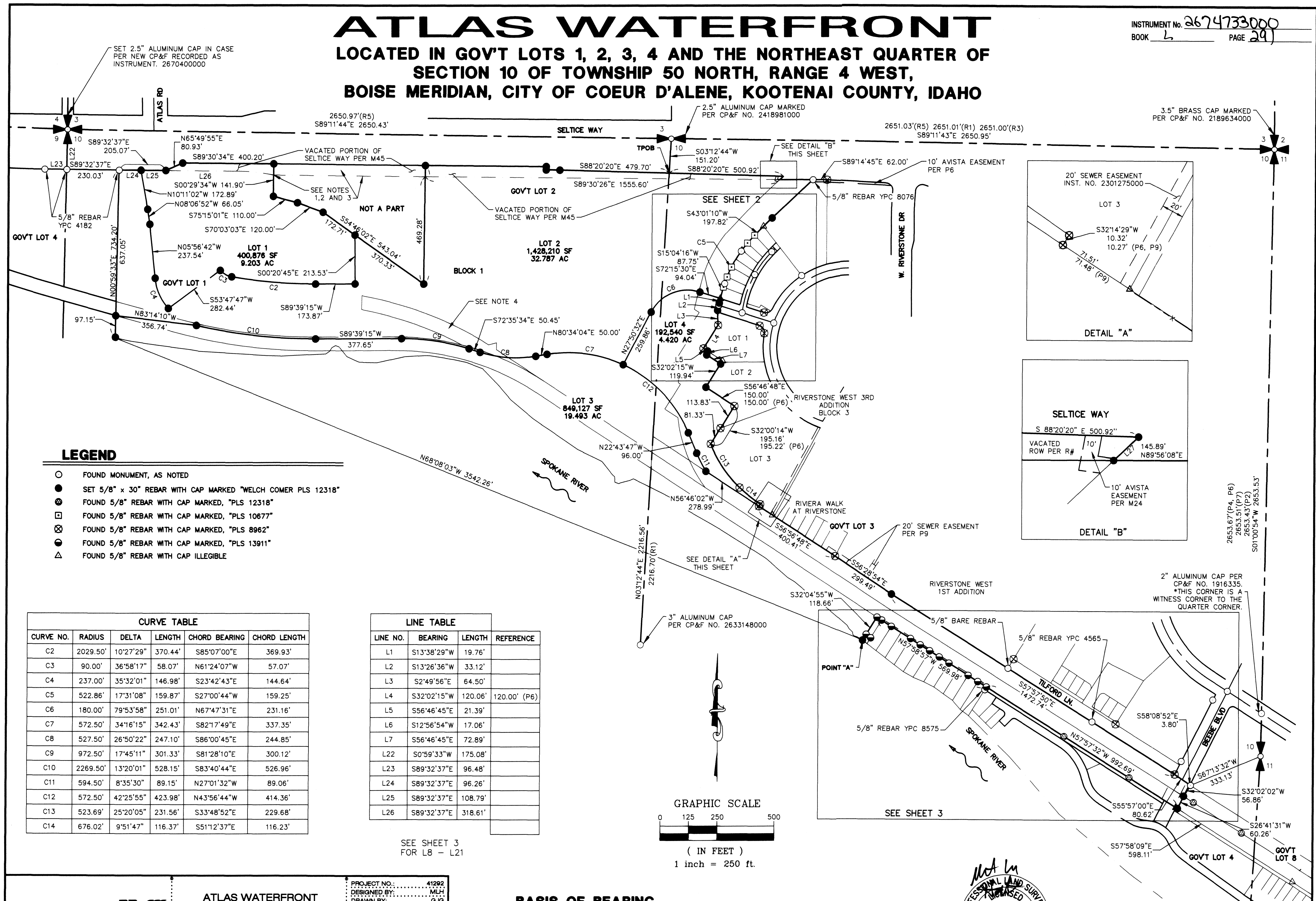


ATLAS WATERFRONT

LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO



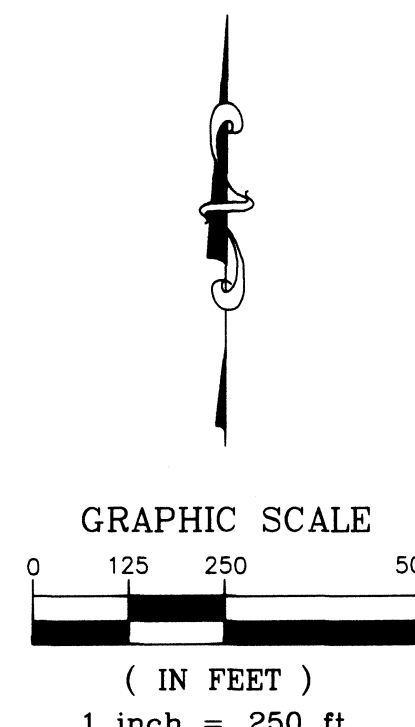
LEGEND

- FOUND MONUMENT, AS NOTED
- SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
- ⊗ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 12318"
- ⊠ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 10677"
- ⊗ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 8962"
- FOUND 5/8" REBAR WITH CAP MARKED, "PLS 13911"
- △ FOUND 5/8" REBAR WITH CAP ILLEGIBLE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C2	2029.50'	10°27'29"	370.44'	S85°07'00"E	369.93'
C3	90.00'	36°58'17"	58.07'	N61°24'07"W	57.07'
C4	237.00'	35°32'01"	146.98'	S23°42'43"E	144.64'
C5	522.86'	17°31'08"	159.87'	S27°00'44"W	159.25'
C6	180.00'	79°53'58"	251.01'	N67°47'31"E	231.16'
C7	572.50'	34°16'15"	342.43'	S82°17'49"E	337.35'
C8	527.50'	26°50'22"	247.10'	S86°00'45"E	244.85'
C9	972.50'	17°45'11"	301.33'	S81°28'10"E	300.12'
C10	2269.50'	13°20'01"	528.15'	S83°40'44"E	526.96'
C11	594.50'	8°35'30"	89.15'	N27°01'32"W	89.06'
C12	572.50'	42°25'55"	423.98'	N43°56'44"W	414.36'
C13	523.69'	25°20'05"	231.56'	S33°48'52"E	229.68'
C14	676.02'	9°51'47"	116.37'	S51°12'37"E	116.23'

LINE TABLE			
LINE NO.	BEARING	LENGTH	REFERENCE
L1	S13°38'29"W	19.76'	
L2	S13°26'36"W	33.12'	
L3	S2°49'56"E	64.50'	
L4	S32°02'15"W	120.06'	120.00' (P6)
L5	S56°46'45"E	21.39'	
L6	S12°56'54"W	17.06'	
L7	S56°46'45"E	72.89'	
L22	S0°59'33"W	175.08'	
L23	S89°32'37"E	96.48'	
L24	S89°32'37"E	96.26'	
L25	S89°32'37"E	108.79'	
L26	S89°32'37"E	318.61'	

SEE SHEET 3 FOR L8 - L21



BASIS OF BEARING

GRID BEARING OF S89°11'44"E ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 10. THE PROJECT IS ON IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE.



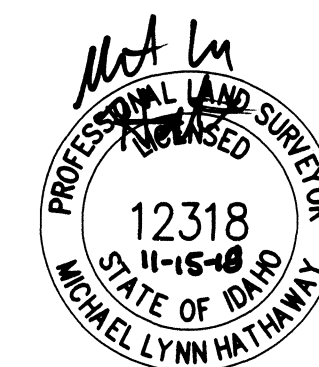
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Coeur d'Alene, ID 83815

ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, & NE 1/4 OF SEC. 10. T.50N., R.4W., B.M., KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJJ
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE: 1" = 250'
SHEET NO:

1 OF 6

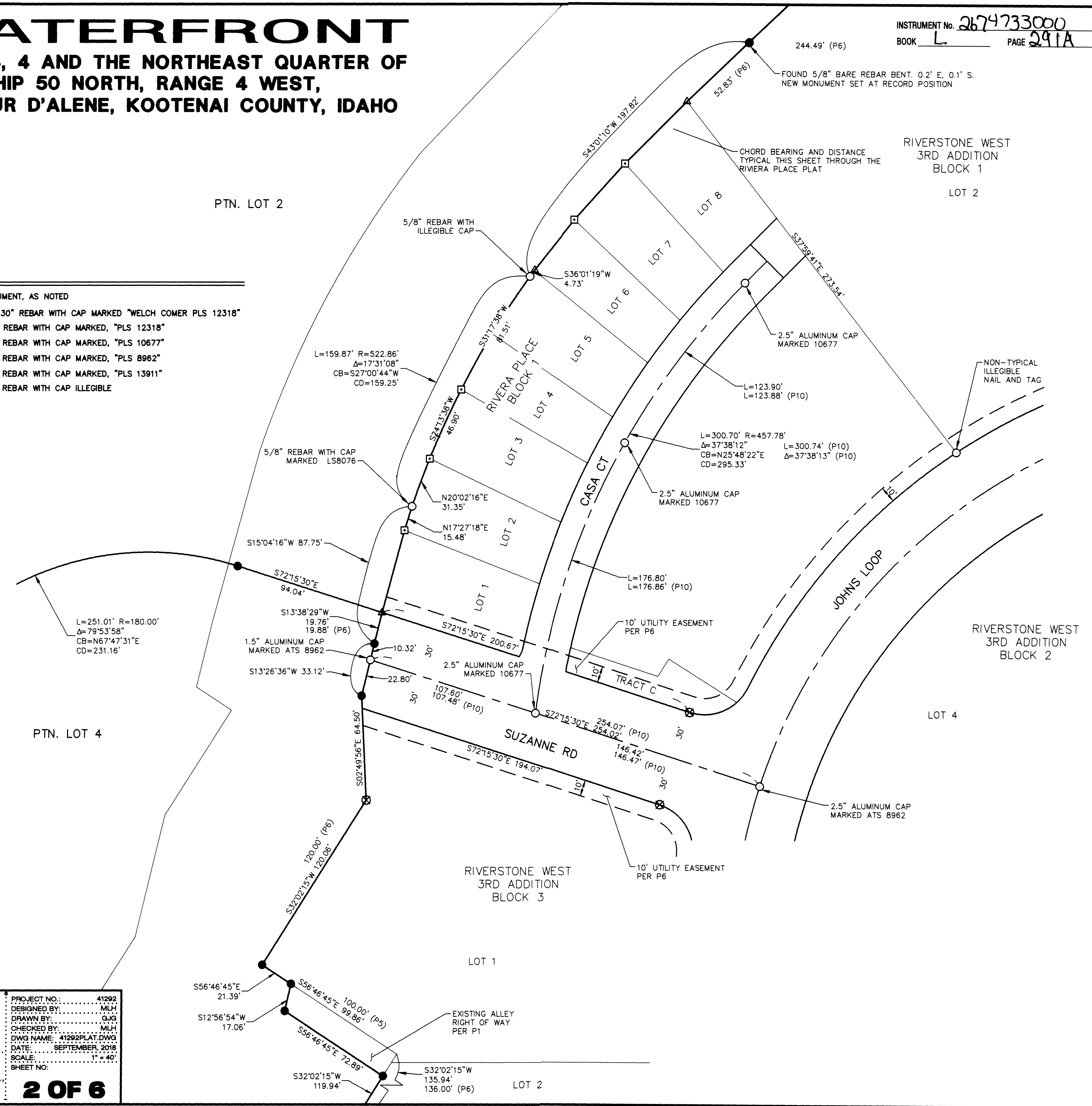
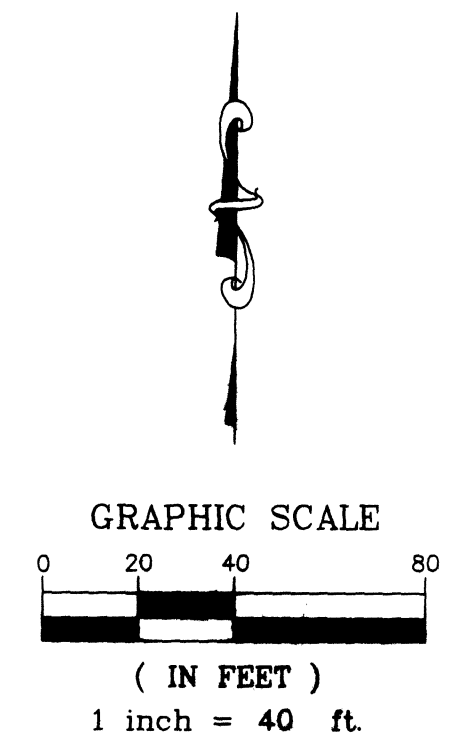


ATLAS WATERFRONT

LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. 2674733000
 BOOK L PAGE 291A

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
 - ⊙ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 12318"
 - ⊠ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 10677"
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 - FOUND 5/8" REBAR WITH CAP MARKED, "PLS 13911"
 - △ FOUND 5/8" REBAR WITH CAP ILLEGIBLE



Not by
 PROFESSIONAL LAND SURVEYOR
 LICENSED
 12318
 11-15-18
 STATE OF IDAHO
 MICHAEL LYNN HATHAWAY

WELCH-COMER
 ENGINEERS & SURVEYORS
 www.welchcomer.com
 350 E. Kathleen Ave.
 Coeur d'Alene, ID 83815
 208-664-9382
 (toll free) 877-815-5672
 (fax) 208-664-5946

ATLAS WATERFRONT
 PORTION OF GOV'T LOT 1, 2, 3, 4, & NE 1/4 OF SEC. 10. T.50N., R.4W., B.M., KOOTENAI COUNTY, IDAHO

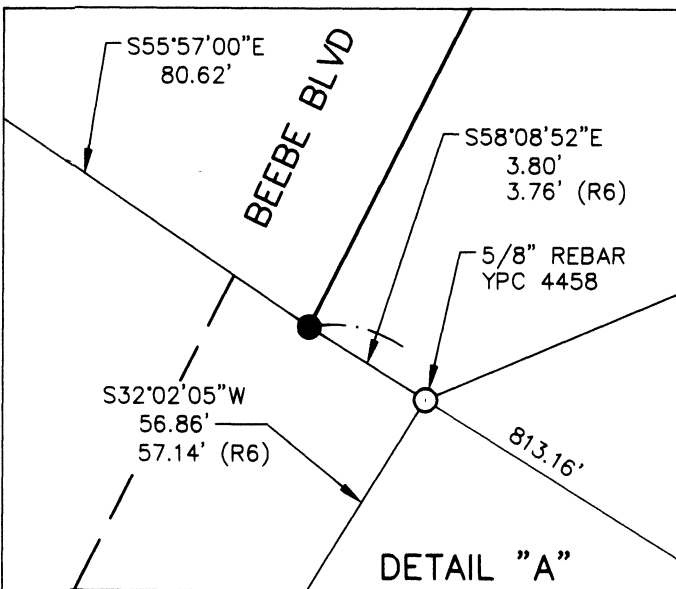
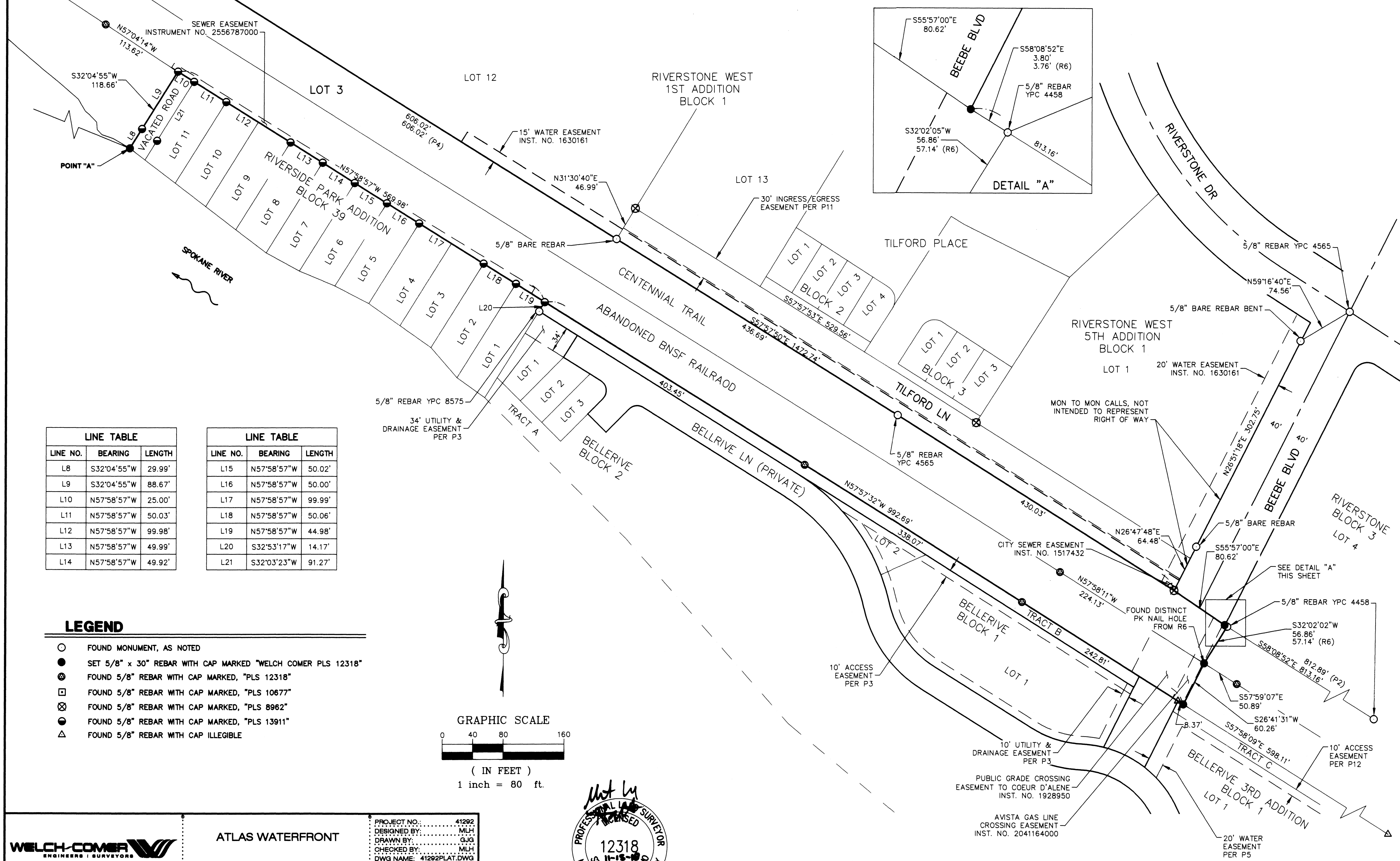
PROJECT NO.: 41292
 DESIGNED BY: MLH
 DRAWN BY: GJJ
 CHECKED BY: MLH
 DWG NAME: 41292PLAT.DWG
 DATE: SEPTEMBER, 2018
 SCALE: 1" = 40'
 SHEET NO.: **2 OF 6**

EXISTING ALLEY RIGHT OF WAY PER P1

ATLAS WATERFRONT

LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

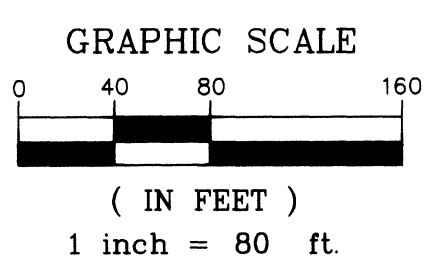
INSTRUMENT No. 2674733000
BOOK L PAGE 291B



LINE NO.	BEARING	LENGTH
L8	S32°04'55\"W	29.99'
L9	S32°04'55\"W	88.67'
L10	N57°58'57\"W	25.00'
L11	N57°58'57\"W	50.03'
L12	N57°58'57\"W	99.98'
L13	N57°58'57\"W	49.99'
L14	N57°58'57\"W	49.92'

LINE NO.	BEARING	LENGTH
L15	N57°58'57\"W	50.02'
L16	N57°58'57\"W	50.00'
L17	N57°58'57\"W	99.99'
L18	N57°58'57\"W	50.06'
L19	N57°58'57\"W	44.98'
L20	S32°03'17\"W	14.17'
L21	S32°03'23\"W	91.27'

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318"
 - ⊙ FOUND 5/8" REBAR WITH CAP MARKED, "PLS 12318"
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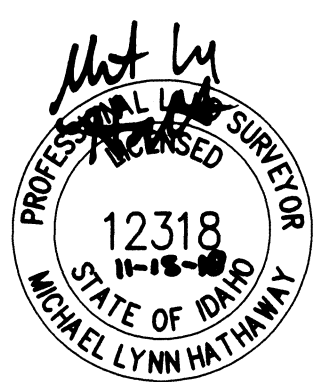
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ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, & NE 1/4 OF SEC. 10. T.50N., R.4W., B.M., KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE: 1" = 80'
SHEET NO:



ATLAS WATERFRONT

LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. 2674733060
BOOK L PAGE 291C

MISC. REFERENCES: RECORDS OF KOOTENAI COUNTY

- M1) EASEMENT AGREEMENT RECORDED APRIL 27, 1904 IN BOOK 3 OF DEEDS, PAGE 514.
- M2) RESERVATION AND EASEMENT RECORDED DECEMBER 24, 1904 IN BOOK 36 OF DEEDS, PAGE 306.
- M3) RESERVATION RECORDED JULY 27, 1910 IN BOOK 40 OF DEEDS, PAGE 165.
- M4) RESERVATION RECORDED NOVEMBER 16, 1910 IN BOOK 41 OF DEEDS, PAGE 97.
- M5) EASEMENT RECORDED JUNE 2, 1919 IN BOOK 69 OF DEEDS, PAGE 316.
- M6) EASEMENT RECORDED JANUARY 31, 1940 IN BOOK 113 OF DEEDS, PAGE 24.
- M7) NEGATIVE EASEMENT RECORDED MAY 23, 1949 IN BOOK 141 OF DEEDS, PAGE 557.
- M8) RESERVATION RECORDED FEBRUARY 18, 1954 IN BOOK 157 OF DEEDS, PAGE 361.
- M9) RESERVATION RECORDED AUGUST 9, 1956 IN BOOK 164 OF DEEDS, PAGE 546.
- M10) RESERVATION RECORDED OCTOBER 11, 1977 IN BOOK 286 OF DEEDS, PAGE 175.
- M11) RESERVATION RECORDED NOVEMBER 10, 1986 IN BOOK 347 OF DEEDS, PAGE 462.
- M12) EASEMENT RECORDED OCTOBER 15, 1959 IN BOOK 179 OF DEEDS, PAGE 553.
- M13) EASEMENT RECORDED DECEMBER 12, 1962 IN BOOK 191 OF DEEDS, PAGE 294.
- M14) EASEMENT RECORDED APRIL 13, 1970 IN BOOK 236 OF DEEDS, PAGE 437.
- M15) EASEMENT RECORDED SEPTEMBER 4, 1970 IN BOOK 240 OF DEEDS, PAGE 305.
- M16) EASEMENT RECORDED JULY 21, 1975 IN BOOK 80 OF MISC, PAGE 112.
- M17) EASEMENT RECORDED JUNE 13, 1979 IN BOOK 299 OF DEEDS, PAGE 632.
- M18) EASEMENT RECORDED NOVEMBER 26, 1985 IN BOOK 144 OF MISC, PAGE 873.
- M19) EASEMENT RECORDED JULY 13, 1987 IN BOOK 352 OF DEEDS, PAGE 291.
- M20) AMENDED EASEMENT RECORDED MARCH 7, 1997 AS INSTRUMENT NO. 1481932.
- M21) EASEMENT RECORDED JULY 19, 1994 AS INSTRUMENT NO. 1362982.
- M22) EASEMENT RECORDED APRIL 29, 1998 AS INSTRUMENT NO. 1535199.
- M23) EASEMENT RECORDED FEBRUARY 9, 2005 AS INSTRUMENT NO. 1928950.
- M24) EASEMENT RECORDED FEBRUARY 7, 2006 AS INSTRUMENT NO. 2012201.
- M25) EASEMENT RECORDED JULY 3, 2006 AS INSTRUMENT NO. 2041164000.
- M26) EASEMENT RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 2138237000.
- M27) EASEMENT RECORDED DECEMBER 28, 2007 AS INSTRUMENT NO. 2138241000.
- M28) TERMINATION OF EASEMENT RECORDED FEBRUARY 26, 2010 AS INSTRUMENT NO. 2255157000.
- M29) EASEMENT RECORDED JUNE 23, 2009 AS INSTRUMENT NO. 2218076000.
- M30) EASEMENT RECORDED OCTOBER 7, 2009 AS INSTRUMENT NO. 2235327000.
- M31) ORDER OF VACATION RECORDED JULY 19, 2010 AS INSTRUMENT NO. 2273509000.
- M32) ORDER OF VACATION RECORDED AUGUST 17, 2010 AS INSTRUMENT NO. 2277807000.
- M33) EASEMENT RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2326086000.
- M34) EASEMENT RECORDED SEPTEMBER 2, 2011 AS INSTRUMENT NO. 2326087000.
- M35) EASEMENT RECORDED AUGUST 4, 2016 AS INSTRUMENT NO. 2556787000.
- M36) EASEMENT RECORDED FEBRUARY 22, 2017 AS INSTRUMENT NO. 2583779000.
- M37) SPOKANE & INLAND EMPIRE (C. M. & S.P. R.R.) RAILROAD, TWO PAGES, FROM STA 255+65.2 TO 45+56. DATED FEB. 6, 1910.
- M38) COEUR D'ALENE & PEND D'OREILLE RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 75+21.4 TO 192+80.5. DATED JUNE 30, 1917.
- M39) ORDER OF VACATION FOR PORTIONS OF ELMWOOD, ABBINGTON, RIVERSIDE, 4TH AND 5TH AS SHOWN ON RIVERSIDE PARK ADDITION PLAT. RECORDED UNDER INSTRUMENT NUMBER 2273509000.
- M40) GREAT NORTHERN RIGHT OF WAY AND TRACK MAP, PAGE 3 OF 3, FROM WASHINGTON STATE LINE TO ATLAS. NO DATE.
- M41) CHICAGO, MILWAUKEE & ST. PAUL RY. CO. RIGHT OF WAY AND TRACK MAP, PAGE 3, FROM STA 293+23.2 TO 86+24.1. DATED JUNE 30, 1915.
- M42) COEUR D'ALENE & PEND D'OREILLE RIGHT OF WAY AND TRACK MAP, PAGE 1 OF 3, FROM STA 180+00 TO 0+00. DATED OCT. 25, 1910.
- M43) COEUR D'ALENE & PEND D'OREILLE RIGHT OF WAY AND TRACK MAP, PAGE 2 OF 3, FROM STA 227+65 TO 140+48.1. DATED 1910.
- M44) UNRECORDED 7 PAGE ALTA SURVEY OF ENTIRE ATLAS MILL, BY TAYLOR ENGINEERING, DATED 5-31-05.
- M45) RIGHT OF WAY VACATION - COUNCIL BILL NO. 18-1206, ORDINANCE NO. 3622, RECORDED AS INSTRUMENT NUMBER 2669926000

SURVEY REFERENCES: RECORDS OF KOOTENAI COUNTY

- R1) RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 323.
- R2) RECORD OF SURVEY RECORDED IN BOOK 13 OF SURVEYS, PAGE 68.
- R3) RECORD OF SURVEY RECORDED IN BOOK 26 OF SURVEYS, PAGES 410-410C.
- R4) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 1.
- R5) RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS, PAGE 50.
- R6) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 242.
- R7) RECORD OF SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGE 470-470J.

PLAT REFERENCES: RECORDS OF KOOTENAI COUNTY

- P1) PLAT OF RIVERSIDE PARK ADDITION RECORDED IN BOOK B OF PLATS, PAGE 138.
- P2) PLAT OF RIVERSTONE RECORDED IN BOOK I OF PLATS, PAGES 250-250G.
- P3) PLAT OF BELLERIVE RECORDED IN BOOK J OF PLATS, PAGES 311-311C.
- P4) PLAT OF RIVERSTONE WEST 1ST ADDITION RECORDED IN BOOK J OF PLATS, PAGES 488-488A.
- P5) PLAT OF BELLERIVE 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 281-281C.
- P6) PLAT OF RIVERSTONE WEST 3RD ADDITION RECORDED IN BOOK K OF PLATS, PAGES 326-326A.
- P7) PLAT OF RIVERSTONE WEST 4TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 376-376A.
- P8) PLAT OF RIVERSTONE WEST 5TH ADDITION RECORDED IN BOOK K OF PLATS, PAGES 446-446A.
- P9) PLAT OF AMENDED RIVIERA WALK AT RIVERSTONE RECORDED IN BOOK K OF PLATS, PAGES 491-491A.
- P10) PLAT OF RIVIERA PLACE RECORDED IN BOOK L OF PLATS, PAGES 194-194B.
- P11) PLAT OF TILFORD PLACE RECORDED IN BOOK L OF PLATS, PAGES 238-238A.
- P12) PLAT OF BELLERIVE 1ST ADDITION RECORDED IN BOOK K OF PLATS, PAGES 133-133D.

DEED REFERENCES: RECORDS OF KOOTENAI COUNTY

- D1) QUITCLAIM DEED RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2073618000.
- D2) WARRANTY DEED RECORDED AS INSTRUMENT NO. 2223785000.
- D3) QUITCLAIM DEED RECORDED JUNE 1, 2015 AS INSTRUMENT NO. 2500305000.
- D4) QUITCLAIM DEED RECORDED JUNE 2, 2015 AS INSTRUMENT NO. 250573000.
- D5) WARRANTY DEED RECORDED MAY 16, 2018 AS INSTRUMENT NO. 2643649000.

NOTES:

1. THE NORTHERLY RIGHT OF WAY OF SELTICE WAY WAS DETERMINED BASED ON RECORD TIES IDENTIFIED IN NOTE 2 IN CONJUNCTION WITH THE RIVERSTONE SURVEYS AND THE TAYLOR ENGINEERING ALTA SURVEY. THERE IS CONFLICTING INFORMATION FOR THIS LINE. THIS SOLUTION IS WHAT I DEEM TO BE THE BEST FIT BASED ON EXISTING MONUMENTS.
2. THERE WAS AN ITD RIGHT OF WAY MONUMENT HERE IN THE PAST. I HELD THE POSITION OF THIS MONUMENT PER THE TIES SHOWN ON R4 AND M44.
3. THIS AREA OF SELTICE WAY IS CURRENTLY IN THE PROCESS OF BEING VACATED AT THE CITY OF COEUR D'ALENE.
4. NUMEROUS MONUMENTS EXIST ALONG THE OLD BNSF RAILROAD CORRIDOR AS SHOWN ON R7. THESE MONUMENTS WILL NO LONGER REPRESENT EXISTING PROPERTY BOUNDARIES AND WILL BE DESTROYED BY FUTURE CONSTRUCTION.
5. THE NUMEROUS EXISTING RIVERSTONE PLATS ALONG OUR EASTERLY AND NORTHEASTERLY BOUNDARY CONTAIN NUMEROUS MATHEMATICAL DIFFERENCES. WE HELD THE EXISTING MONUMENTS AS SHOWN.



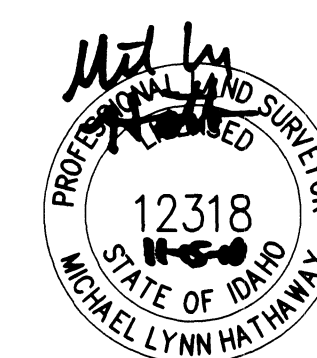
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350 E. Kathleen Ave. (toll free) 877-815-5672
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ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, &
NE 1/4 OF SEC. 10. T.50N., R.4W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
DWG NAME: 41292-PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE:
SHEET NO:

4 OF 6



ATLAS WATERFRONT

LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. 2674733000
BOOK L PAGE 2910

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE CITY OF COEUR D'ALENE, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO AND THE COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS CERTIFICATION, HAVE CAUSED THE SAME TO BE SURVEYED AND COMBINED IN TO THE LOTS HEREIN PLATTED, TO BE KNOWN AS ATLAS WATERFRONT, BEING A PORTION OF GOVERNMENT LOTS 1, 2, 3 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10, SAID CORNER BEARS SOUTH 89°11'44" EAST A DISTANCE OF 2650.43 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10; THENCE SOUTH 03°12'44" WEST A DISTANCE OF 151.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF SELTICE WAY AS DESCRIBED IN A RIGHT OF WAY VACATION RECORDED AS INSTRUMENT 2669926000 RECORDS OF KOOTENAI COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 88° 20' 20" EAST A DISTANCE OF 500.92 FEET TO THE EAST LINE OF SAID RIGHT OF WAY VACATION;

THENCE ALONG SAID EAST LINE, SOUTH 46°41'01" WEST A DISTANCE OF 20.94 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 89° 56' 08" EAST A DISTANCE OF 145.89 FEET TO THE MOST NORTHERLY CORNER OF LOT 2, BLOCK 1, RIVERSTONE WEST 3RD ADDITION AS RECORDED IN BOOK K, PAGE 326, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE WEST LINE OF SAID LOT 2, SOUTH 46° 43' 12" WEST A DISTANCE OF 244.81 FEET TO A POINT ON A SPIRAL CURVE AS SHOWN ON THE PLAT OF RIVERA PLACE AS RECORDED IN BOOK L, OF PLATS, PAGE 194, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE SOUTHWESTERLY ALONG A PORTION OF SAID WEST LINE AND A PORTION OF THE WEST LINE OF SAID RIVERA PLACE AND ALONG SAID SPIRAL TO A POINT, THE CHORD OF WHICH BEARS SOUTH 43°01'10" WEST A DISTANCE OF 197.82 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 522.86 FEET;

THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF RIVERA PLACE AND ALONG SAID CURVE THROUGH AN ARC LENGTH OF 159.87 FEET A CENTRAL ANGLE OF 17°31'08"; A CHORD BEARING OF SOUTH 27°00'44" WEST AND A CHORD DISTANCE OF 159.25 FEET TO THE BEGINNING OF A SPIRAL CURVE AS SHOWN ON SAID PLAT OF RIVERA PLACE;

THENCE SOUTHWESTERLY ALONG A PORTION OF SAID WEST LINE OF RIVERA PLACE AND ALONG SAID SPIRAL TO A POINT, THE CHORD OF WHICH BEARS SOUTH 15°04'16" WEST A DISTANCE OF 87.75 FEET TO A POINT ON THE WEST LINE OF SUZANNE ROAD;

THENCE ALONG SAID WEST LINE OF RIVERA PLACE, SOUTH 13°26'36" WEST A DISTANCE OF 33.12 FEET TO AN ANGLE POINT ON THE WESTERLY RIGHT OF WAY OF SUZANNE ROAD AS SHOWN ON SAID PLAT OF RIVERSTONE WEST 3RD ADDITION;

THENCE ALONG A PORTION OF SAID WESTERLY RIGHT OF WAY AND THE WEST LINE OF LOT 1, BLOCK 3 OF SAID RIVERSTONE WEST 3RD ADDITION, SOUTH 02° 49' 56" EAST A DISTANCE OF 64.50 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 32° 02' 15" WEST 120.06 FEET;

THENCE ALONG A PORTION OF THE SOUTH LINE OF SAID LOT 1, SOUTH 56° 46' 45" EAST 21.39 FEET TO THE EAST LINE OF A PARCEL OF LAND SHOWN AND DESCRIBED AS EXHIBIT "2" IN ORDINANCE NO. 3412 RECORDED AS INSTRUMENT NUMBER 2317634000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE EAST LINE OF SAID SAID PARCEL, SOUTH 12°56'54" WEST 17.06 FEET TO THE NORTH LINE OF LOT 7, BLOCK 19 OF RIVERSIDE PARK ADDITION, BOOK B OF PLATS, PAGE 138, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE SAID NORTH LINE AND THE NORTH LINE OF LOT 8, BLOCK 19, SOUTH 56°46'45" EAST 72.89 FEET TO THE WEST LINE OF LOT 2, BLOCK 3 OF SAID RIVERSTONE WEST 3RD ADDITION;

THENCE ALONG THE WEST LINE AND SOUTH LINE OF SAID RIVERSTONE WEST 3RD ADDITION THE FOLLOWING SIX COURSES;

1. SOUTH 32° 02' 15" WEST 119.94 FEET;
2. SOUTH 56° 46' 48" EAST 150.00 FEET;
3. SOUTH 32° 00' 14" WEST 195.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 523.69 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ARC LENGTH OF 231.56 FEET, A CENTRAL ANGLE OF 25° 20' 05", A CHORD BEARING OF SOUTH 33° 48' 52" EAST AND A CHORD DISTANCE OF 229.68 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 676.02 FEET;
5. SOUTHEASTERLY ALONG SAID CURVE THROUGH AN ARC LENGTH OF 116.37 FEET, A CENTRAL ANGLE OF 09° 51' 47", A CHORD BEARING OF SOUTH 51° 12' 37" EAST AND A CHORD DISTANCE OF 116.23 FEET;
6. SOUTH 32° 14' 29" WEST 10.32 FEET;

THENCE ALONG A PORTION OF SAID SOUTH LINE OF RIVERSTONE WEST 3RD ADDITION AND THE SOUTH LINE OF RIVERA WALK AT RIVERSTONE AS RECORDED IN BOOK K, OF PLATS, PAGE 491, RECORDS OF KOOTENAI COUNTY, IDAHO, SOUTH 56° 56' 48" EAST A DISTANCE OF 400.41 FEET;

THENCE ALONG A PORTION OF SAID SOUTH LINE OF RIVERA WALK AT RIVERSTONE AND A PORTION OF THE SOUTH LINE OF RIVERSTONE WEST 1ST ADDITION AS RECORDED IN BOOK J, OF PLATS, PAGE 468, RECORDS OF KOOTENAI COUNTY, IDAHO, SOUTH 56° 28' 54" EAST A DISTANCE OF 299.49 FEET;

THENCE ALONG A PORTION OF THE SOUTH LINE OF SAID RIVERSTONE WEST 1ST ADDITION AND THE SOUTH LINE OF RIVERSTONE WEST 5TH ADDITION AS RECORDED IN BOOK K, OF PLATS, PAGE 446, RECORDS OF KOOTENAI COUNTY, IDAHO, SOUTH 57° 57' 50" EAST A DISTANCE OF 1472.74 FEET TO THE MOST SOUTHERLY CORNER OF TILFORD LANE AS SHOWN ON SAID RIVERSTONE WEST 5TH ADDITION;

THENCE SOUTH 55° 57' 00" EAST A DISTANCE OF 80.82 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, OF RIVERSTONE AS RECORDED IN BOOK I, OF PLATS, PAGE 250, RECORDS OF KOOTENAI COUNTY IDAHO;

THENCE ALONG THE SOUTHERLY LINE OF SAID RIVERSTONE, SOUTH 58° 08' 50" EAST A DISTANCE OF 3.80 FEET TO THE MOST NORTHERLY CORNER OF THE FORMER SPOKANE INTERNATIONAL RAILROAD COMPANY RIGHT OF WAY AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 28, PAGE 242, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE WEST LINE OF SAID RIGHT OF WAY, SOUTH 32° 02' 02" WEST A DISTANCE OF 56.86 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED AS THE LCDC LAKE DISTRICT SEGMENT 1, 4/28/15 ACCORDING TO A QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER 2500305000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 26° 41' 31" WEST A DISTANCE OF 60.26 FEET TO THE NORTHEAST LINE OF BELLERIVE AS RECORDED IN BOOK J, OF PLATS, PAGE 311, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 57° 57' 32" WEST A DISTANCE OF 992.69 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 39 OF RIVERSIDE PARK ADDITION AS RECORDED IN BOOK B, OF PLATS, PAGE 138, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 39, NORTH 57° 58' 57" WEST A DISTANCE OF 569.98 FEET TO THE CENTERLINE OF VACATED RIGHT OF WAY BETWEEN BLOCK 38 AND BLOCK 39 OF SAID RIVERSIDE PARK ADDITION;

THENCE ALONG SAID CENTERLINE, SOUTH 32° 04' 55" WEST A DISTANCE OF 118.66 FEET TO THE HIGH-WATER LINE OF THE SPOKANE RIVER, SAID POINT HEREIN DESIGNATED AS POINT "A";

THENCE NORTHWESTERLY ALONG SAID HIGH-WATER LINE TO A POINT THAT BEARS NORTH 68° 08' 03" WEST A DISTANCE OF 3542.26 FEET FROM SAID POINT "A";

OWNER'S CERTIFICATE AND DEDICATION CONT.

THENCE NORTH 00° 59' 33" EAST A DISTANCE OF 734.20 FEET TO THE SOUTHERLY RIGHT OF WAY OF SELTICE WAY;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 89° 32' 37" EAST A DISTANCE OF 205.07 FEET TO THE SOUTHERLY RIGHT OF WAY SELTICE WAY ACCORDING TO SAID RIGHT OF WAY VACATION;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWO COURSES:

1. NORTH 65° 49' 55" EAST 80.93 FEET;
2. SOUTH 89° 30' 34" EAST 400.20 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2223785000, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID PARCEL SOUTH 00° 29' 34" WEST A DISTANCE OF 141.90 FEET;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL THE FOLLOWING FOUR COURSES;

1. SOUTH 75° 15' 01" EAST 110.00 FEET;
2. SOUTH 70° 03' 03" EAST 120.00 FEET;
3. SOUTH 54° 46' 02" EAST 543.04 FEET;
4. NORTH 00° 29' 34" EAST 518.44 FEET TO THE SOUTHERLY RIGHT OF WAY OF SELTICE WAY ACCORDING TO SAID RIGHT OF WAY VACATION;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES;

1. SOUTH 89° 30' 34" EAST 530.30 FEET;
2. SOUTH 00° 29' 26" WEST 14.69 FEET;
3. SOUTH 89° 30' 34" EAST 60.00 FEET;
4. SOUTH 88° 20' 20" EAST 479.70 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 2,870,760 SQUARE FEET OR 65.904 ACRES MORE OR LESS.

THE OWNER FURTHER CERTIFIES:

1. SEWER SERVICE IS PROVIDED BY CITY OF COEUR D'ALENE.
2. WATER SERVICE IS PROVIDED BY CITY OF COEUR D'ALENE.

Scott Hoskins

SCOTT HOSKINS, CHAIRMAN OF THE BOARD,
COEUR D'ALENE URBAN RENEWAL AGENCY
A/K/A LAKE CITY DEVELOPMENT CORPORATION

Michael Hathaway

CITY OF COEUR D'ALENE

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.

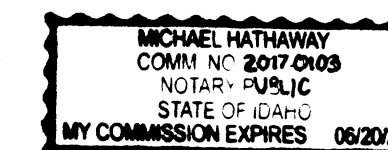
ON THIS 21st DAY OF November, IN THE YEAR OF 2018, BEFORE ME Michael Hathaway, A NOTARY PUBLIC, PERSONALLY APPEARED SCOTT HOSKINS, KNOWN TO ME TO BE THE CHAIRMAN OF THE BOARD OF COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE VOLUNTARILY EXECUTED THE SAME, AND THAT HE DULY AUTHORIZED THIS INSTRUMENT ON BEHALF OF COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION.

Not Habit

NOTARY PUBLIC

RESIDING AT: Spokane Valley

MY COMMISSION EXPIRES ON: 6-20-23



ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.

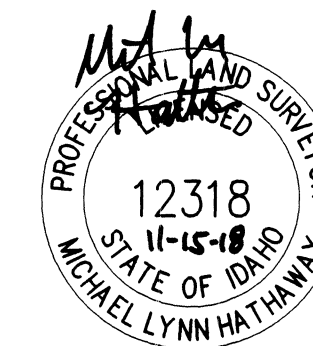
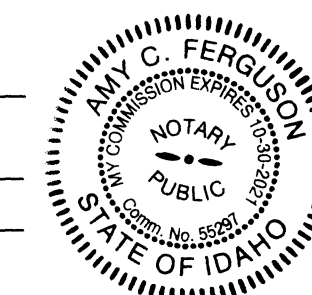
ON THIS 15th DAY OF November, IN THE YEAR OF 2018, BEFORE ME Amy Ferguson, A NOTARY PUBLIC PERSONALLY APPEARED Steve Widmyer KNOWN OR IDENTIFIED TO ME TO BE THE Mayor OF THE CITY OF COEUR D'ALENE THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CITY, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

Amy Ferguson

NOTARY PUBLIC

RESIDING AT: Spirit Lake

MY COMMISSION EXPIRES ON: 10-30-21



www.welchcomer.com 208-664-9382
350 E. Kathleen Ave. (toll free) 877-815-5672
Coeur d'Alene, ID 83815 (fax) 208-664-5946

ATLAS WATERFRONT

PORTION OF GOV'T LOT 1,2,3,4, &
NE 1/4 OF SEC. 10, T.50N., R.4W., B.M.,
KOOTENAI COUNTY, IDAHO

PROJECT NO.: 41292
DESIGNED BY: MLH
DRAWN BY: G.J.G.
CHECKED BY: MLH
DWG NAME: 41292PLAT.DWG
DATE: SEPTEMBER, 2018
SCALE:
SHEET NO:

5 OF 6

ATLAS WATERFRONT

LOCATED IN GOV'T LOTS 1, 2, 3, 4 AND THE NORTHEAST QUARTER OF
SECTION 10 OF TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

Instrument # 2674733000
Book L Page 291 E

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY CITY COUNCIL OF COEUR D'ALENE, IDAHO THIS 20th DAY OF November, 2018

[Signature]
COEUR D'ALENE CITY CLERK

COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO. AT THE REQUEST OF City of COA and COA DATED THIS 19 DAY OF December, 2018 AT 3:06 O'CLOCK P.M., AND WAS DULY RECORDED IN PLAT BOOK L, PAGE 291, 291A, INSTRUMENT No. 2674733000

291B, 291C, 291D, 291E FEE \$ 11.00

Jim Brannon clerk by [Signature] deputy clerk
KOOTENAI COUNTY RECORDER

CITY ENGINEER'S CERTIFICATE

I HEREBY ATTEST THAT THE CITY OF COEUR D'ALENE'S REQUIREMENTS FOR PUBLIC UTILITIES AND ROADWAYS HAVE BEEN MET.

DATED THIS 26th DAY OF November, 2018

[Signature] PE # 108304
CITY ENGINEER

PANHANDLE HEALTH DISTRICT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING CITY OF COEUR D'ALENE AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT DRINKING WATER FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER SHALL BE ALLOWED.

DATE: 11/16/18 HEALTH DISTRICT SIGNATURE: [Signature]

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH December 31, 2018

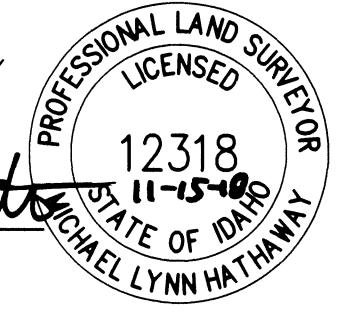
DATED THIS 18th DAY OF December, 2018

[Signature] Chief Deputy
KOOTENAI COUNTY TREASURER

SURVEYORS CERTIFICATE

I, MICHAEL LYNN HATHAWAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NUMBER 12318, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS IN CONFORMANCE WITH STATE OF IDAHO CODES.

[Signature]
MICHAEL LYNN HATHAWAY PLS NO. 12318




COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED AND CHECKED THIS PLAT, AND THE COMPUTATIONS OF SAID PLAT, AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET AND SATISFIED.

DATED THIS 19th DAY OF December, 2018

[Signature] 12/19/2018
PROFESSIONAL LAND SURVEYOR
REGISTERED
12463
STATE OF IDAHO
RODNEY E. JONES

 <p>www.welchcomer.com 350 E. Kathleen Ave. Coeur d'Alene, ID 83815</p>	<p>ATLAS WATERFRONT</p> <p>PORION OF GOV'T LOT 1,2,3,4, & NE 1/4 OF SEC. 10. T.50N., R.4W., B.M., KOOTENAI COUNTY, IDAHO</p>	<p>PROJECT NO.: 41292 DESIGNED BY: MLH DRAWN BY: GJG CHECKED BY: MLH DWG NAME: 41292PLAT.DWG DATE: SEPTEMBER, 2018 SCALE: SHEET NO:</p>	<p>6 OF 6</p>
<p>208-664-9382 (toll free) 877-815-5672 (fax) 208-664-5946</p>			