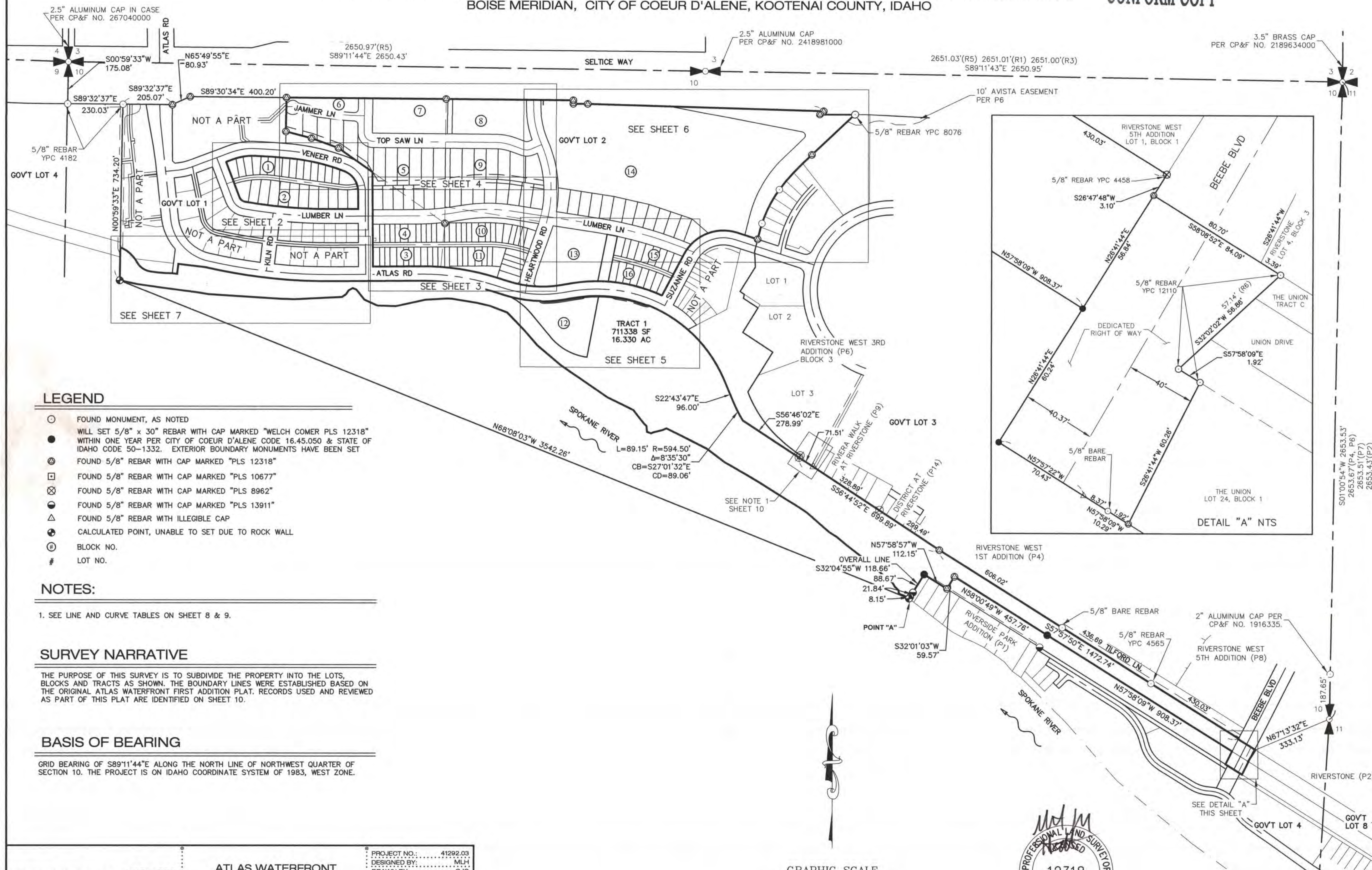


ATLAS WATERFRONT SECOND ADDITION

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT NO. 28916981000

CONFORM COPY



LEGEND

- FOUND MONUMENT, AS NOTED
- WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
- ⊙ 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 ILLEGIBLE CAP
- ⊙ CALCULATED POINT, UNABLE TO SET DUE TO ROCK WALL
- ① BLOCK NO.
- # LOT NO.

NOTES:

1. SEE LINE AND CURVE TABLES ON SHEET 8 & 9.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY INTO THE LOTS, BLOCKS AND TRACTS AS SHOWN. THE BOUNDARY LINES WERE ESTABLISHED BASED ON THE ORIGINAL ATLAS WATERFRONT FIRST ADDITION PLAT. RECORDS USED AND REVIEWED AS PART OF THIS PLAT ARE IDENTIFIED ON SHEET 10.

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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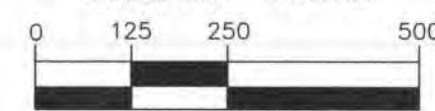
ATLAS WATERFRONT
SECOND ADDITION

IN GOV'T LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE: 1" = 250'
SHEET NO.

1 OF 12

GRAPHIC SCALE



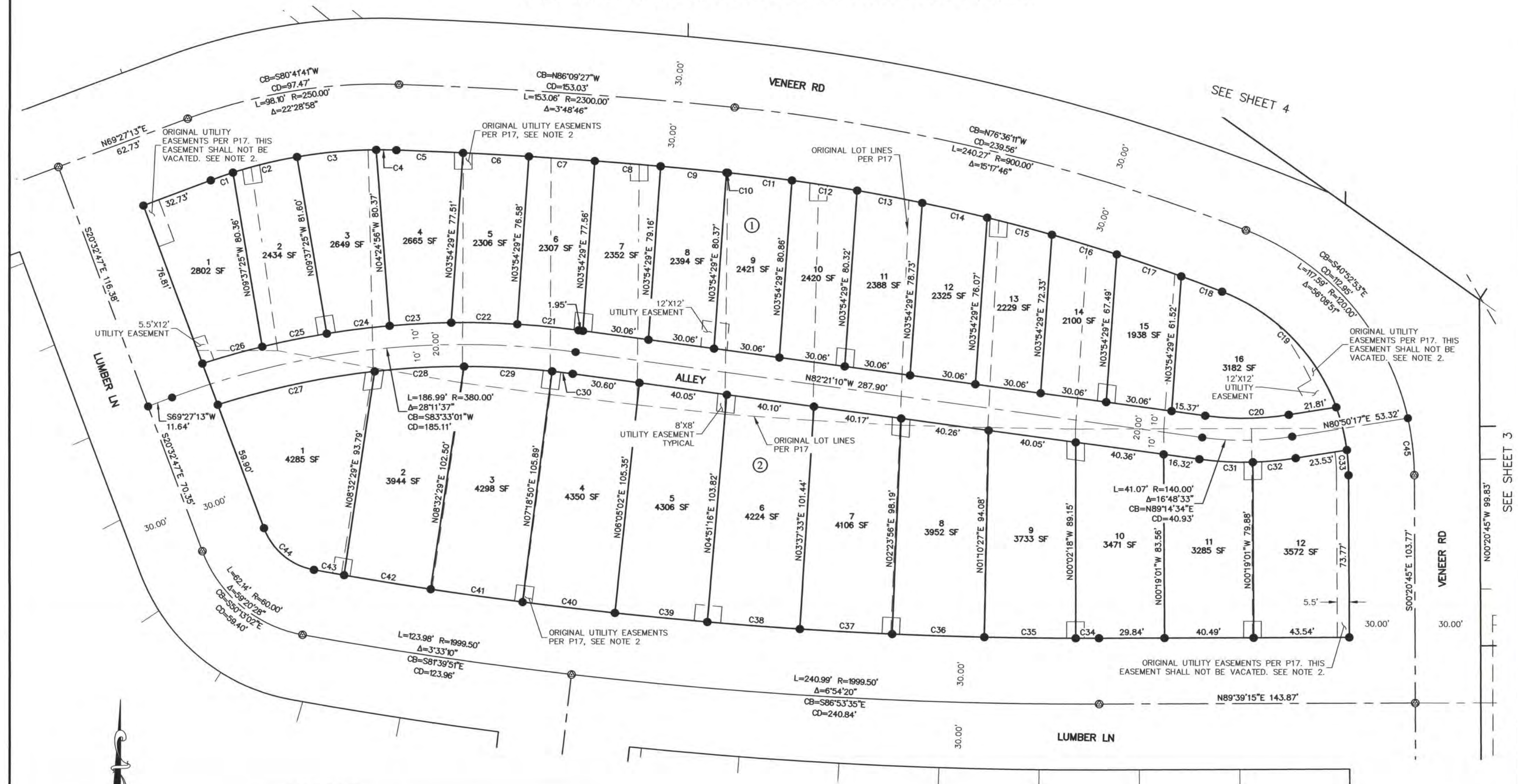
(IN FEET)
1 inch = 250 ft.



ATLAS WATERFRONT SECOND ADDITION

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY



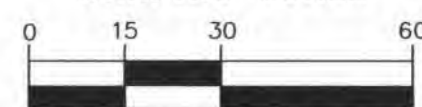
LEGEND

- FOUND MONUMENT, AS NOTED
- WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
- ⊗ FOUND 5/8" REBAR WITH CAP MARKED "PLS 12318"
- ① BLOCK NO.
- # LOT NO.

NOTES:

1. SEE LINE AND CURVE TABLES ON SHEET 8 & 9.
2. EASEMENTS ALONG THE NORTH SIDE OF LOTS 1, 2, 4, 5, 7, 10, 13 AND 16 OF BLOCK 1 AND ALONG THE SOUTH SIDE OF LOTS 1 THROUGH 12 OF BLOCK 2 ARE EXISTING AND ARE SHOWN BASED ON THEIR LOCATION FROM THE ATLAS FIRST ADDITION PLAT (P17). DUE TO THE CHANGE IN LOT CONFIGURATION, EACH OF THESE EASEMENTS ARE HEREBY VACATED AS PART OF THIS PLAT, UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



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ATLAS WATERFRONT
SECOND ADDITION

IN GOV'T LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

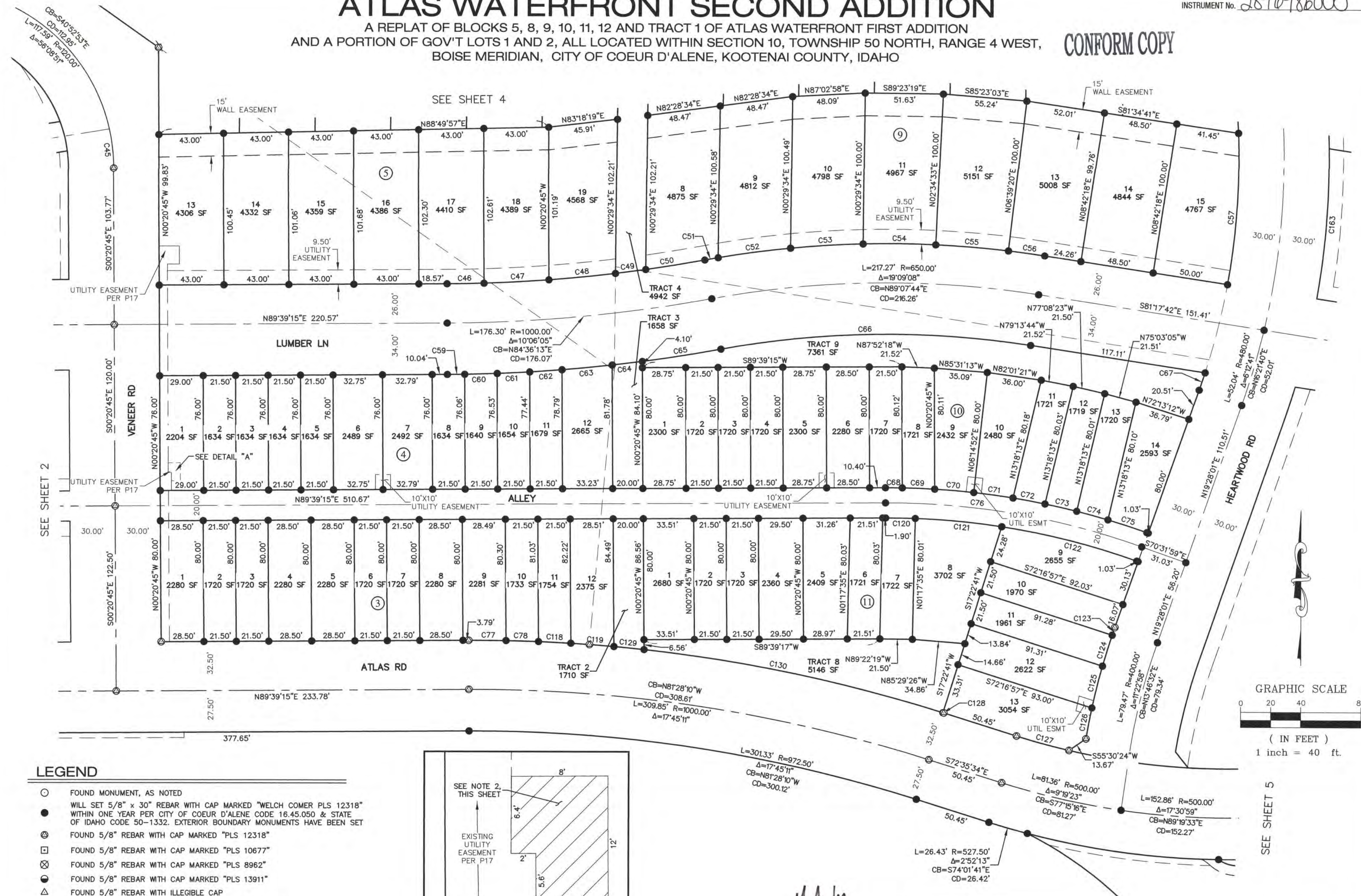
PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292.PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE: 1" = 30'
SHEET NO:

2 OF 12

ATLAS WATERFRONT SECOND ADDITION

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY

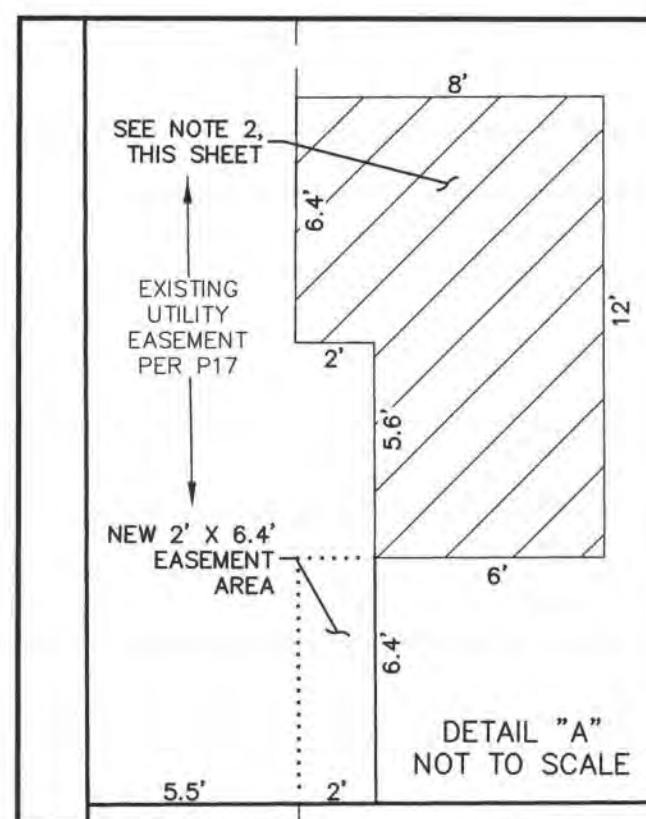


LEGEND

- FOUND MONUMENT, AS NOTED
- WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
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- ⊙ FOUND 5/8" REBAR WITH CAP MARKED "PLS 8962"
- ⊙ FOUND 5/8" REBAR WITH CAP MARKED "PLS 13911"
- △ FOUND 5/8" REBAR WITH ILLEGIBLE CAP
- ⊙ CALCULATED POINT, UNABLE TO SET DUE TO ROCK WALL
- ⊙ BLOCK NO.
- # LOT NO.

NOTES:

1. SEE LINE AND CURVE TABLES ON SHEET 8 & 9.
2. THE HATCHED PORTION OF THE UTILITY EASEMENT, WHICH WAS CREATED ON ATLAS WATERFRONT FIRST ADDITION PLAT, WILL BE VACATED AS PART OF THIS PLAT. IT IS NO LONGER NEEDED TO SERVE THIS PROJECT



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**ATLAS WATERFRONT
SECOND ADDITION**

IN GOV'T LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

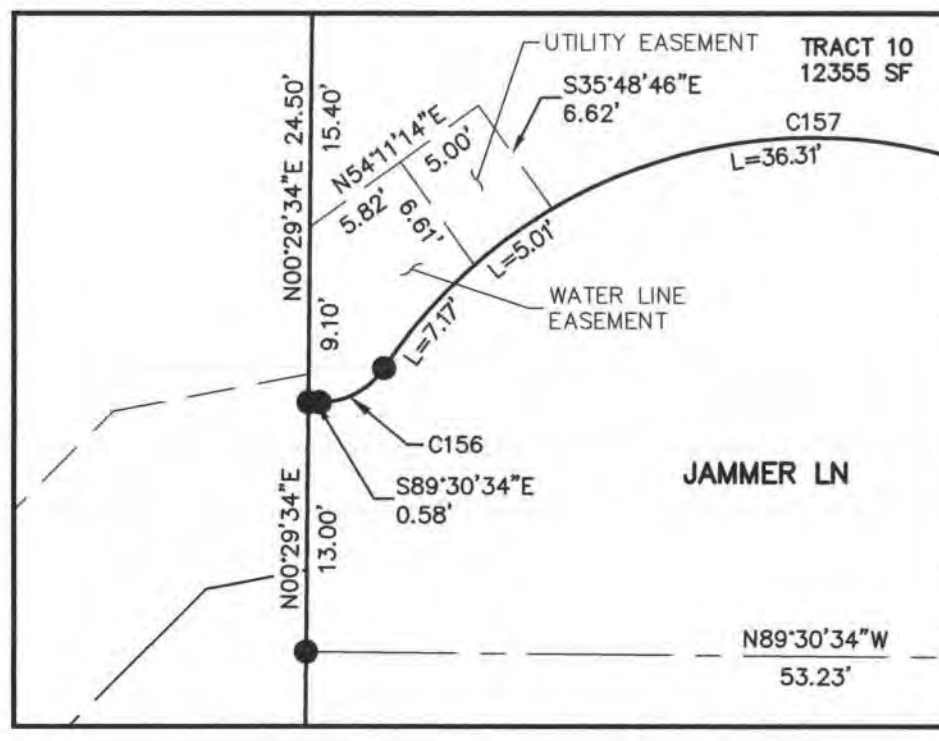
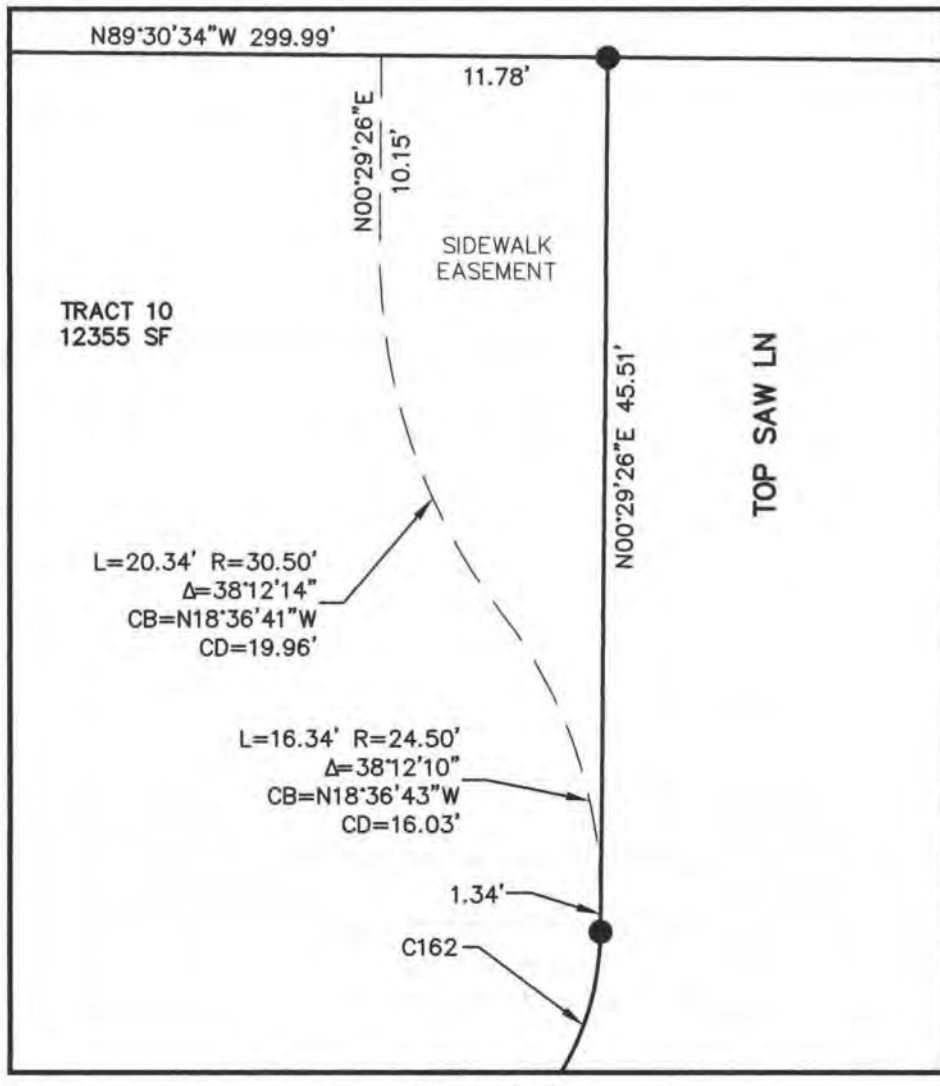
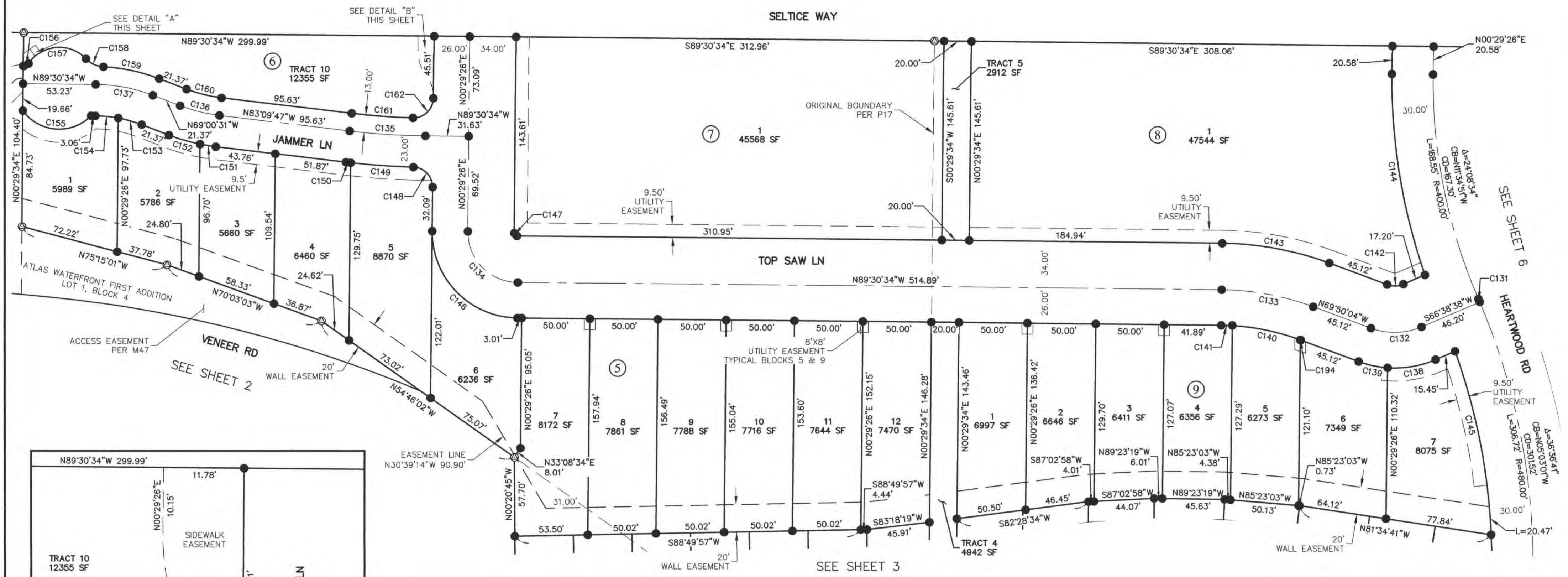
PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PR2.DWG
DATE: JANUARY, 2022
SCALE: 1" = 40'
SHEET NO:

3 OF 12

ATLAS WATERFRONT SECOND ADDITION

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

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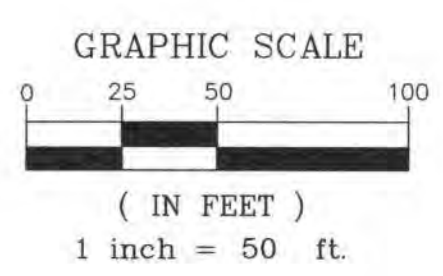


LEGEND

- FOUND MONUMENT, AS NOTED
- WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
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- ⊗ FOUND 5/8" REBAR WITH CAP MARKED "PLS 13911"
- ⊗ FOUND 5/8" REBAR WITH ILLEGIBLE CAP
- ⊗ CALCULATED POINT, UNABLE TO SET DUE TO ROCK WALL
- ⊗ BLOCK NO.
- # LOT NO.

NOTES:

1. SEE LINE AND CURVE TABLES ON SHEET 8 & 9.



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**ATLAS WATERFRONT
SECOND ADDITION**

IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE: 1" = 80'
SHEET NO:

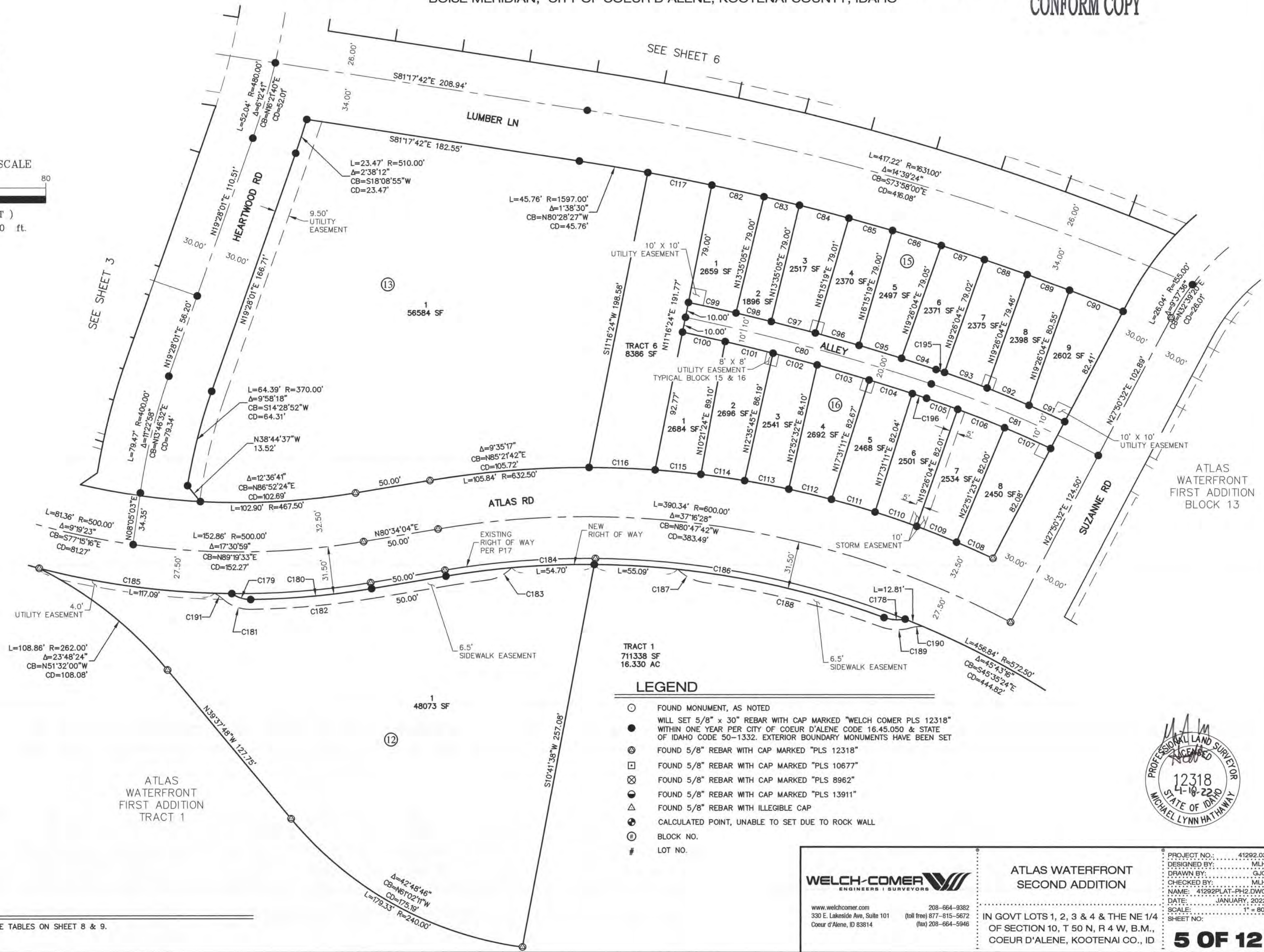
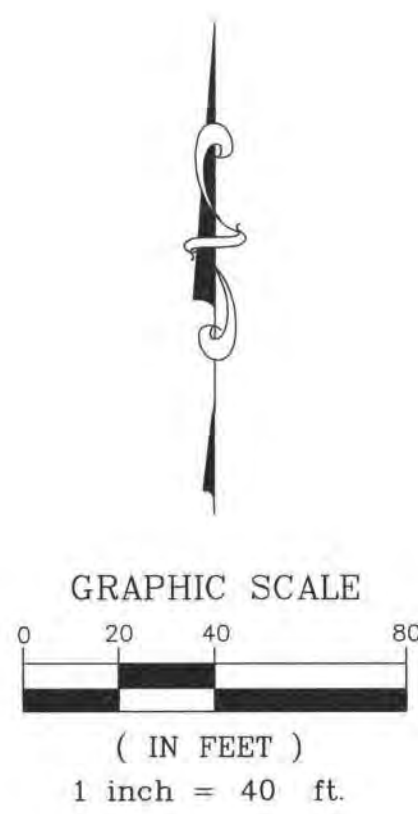
4 OF 12

ATLAS WATERFRONT SECOND ADDITION

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. 2491986000

CONFORM COPY



TRACT 1
711338 SF
16.330 AC

LEGEND

- FOUND MONUMENT, AS NOTED
- WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
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- Ⓢ BLOCK NO.
- # LOT NO.

NOTES:

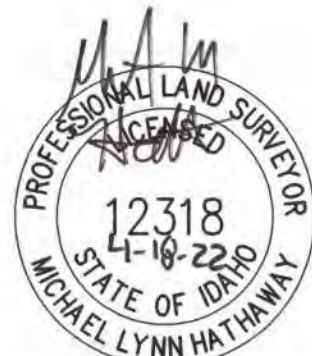
1. SEE LINE AND CURVE TABLES ON SHEET 8 & 9.

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ATLAS WATERFRONT
SECOND ADDITION

IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

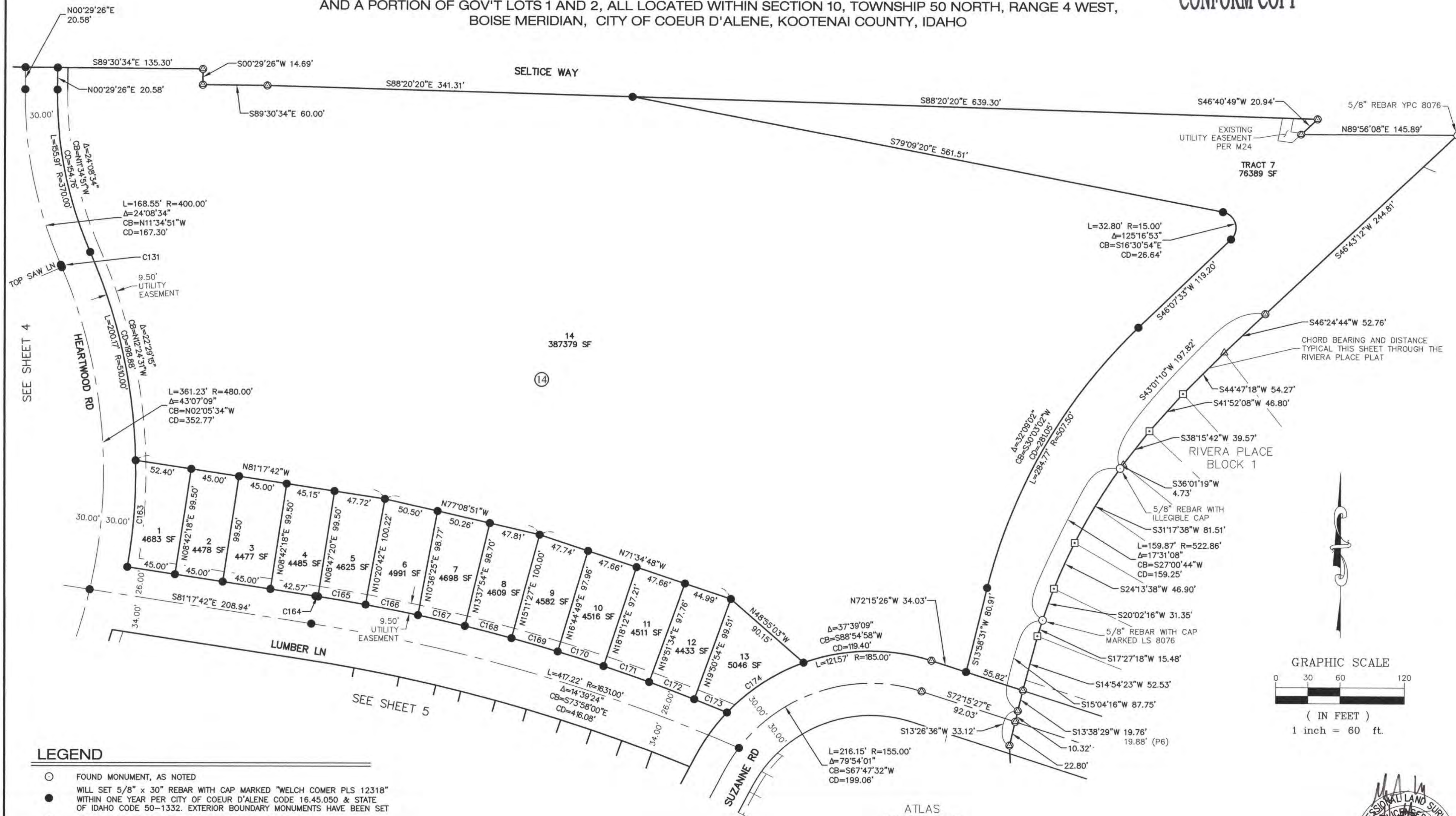


PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE: 1" = 80'
SHEET NO:

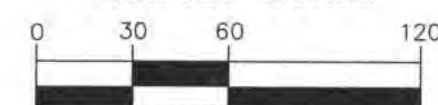
ATLAS WATERFRONT SECOND ADDITION

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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**ATLAS WATERFRONT
SECOND ADDITION**

IN GOV'T LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE: 1" = 80'
SHEET NO:

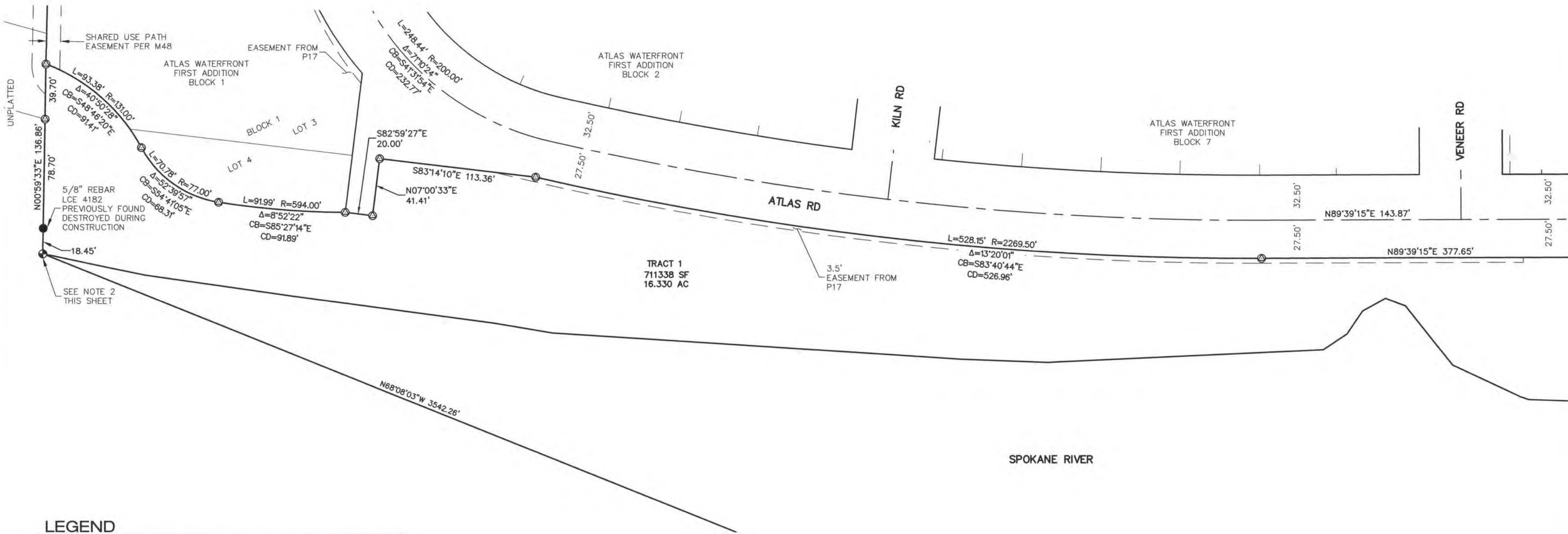
6 OF 12



ATLAS WATERFRONT SECOND ADDITION

A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY

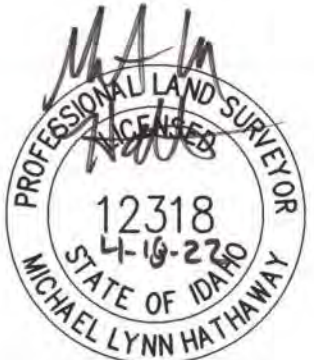
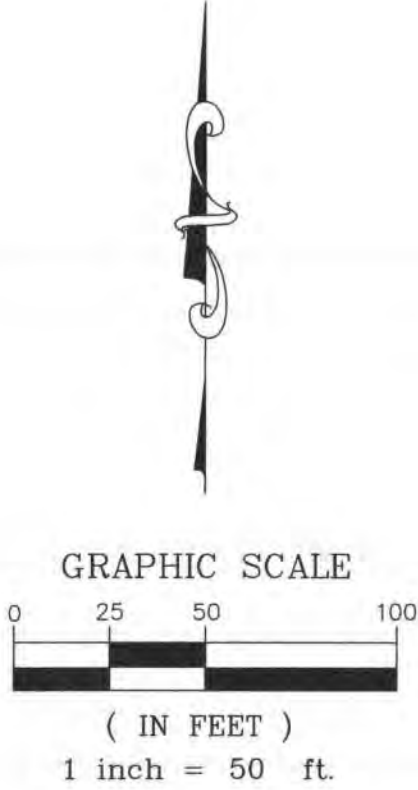


LEGEND

- FOUND MONUMENT, AS NOTED
- WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
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- ⊗ FOUND 5/8" REBAR WITH CAP MARKED "PLS 8962"
- FOUND 5/8" REBAR WITH CAP MARKED "PLS 13911"
- △ FOUND 5/8" REBAR WITH ILLEGIBLE CAP
- ⊕ CALCULATED POINT, UNABLE TO SET DUE TO ROCK WALL
- Ⓟ BLOCK NO.
- # LOT NO.

NOTES:

- SEE LINE AND CURVE TABLES ON SHEET 8 & 9.
- THIS POINT IS NOW OCCUPIED BY A ROCK WALL AND AN EMBANKMENT TO THE NORTH. I COULD NOT IDENTIFY A STABLE MONUMENT POSITION TO THE NORTH. CONSIDER THE REBAR WITH 4182 CAP, NOW A 5/8 REBAR WITH 12318 CAP, TO THE NORTH AS A WITNESS CORNER TO THIS POSITION.



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ATLAS WATERFRONT SECOND ADDITION

IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.:	41292.03
DESIGNED BY:	MLH
DRAWN BY:	GJG
CHECKED BY:	MLH
NAME:	41292PLAT-PH2.DWG
DATE:	JANUARY, 2022
SCALE:	1" = 50'
SHEET NO.:	

ATLAS WATERFRONT SECOND ADDITION
A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	220.00'	2°47'50"	10.74'	N70°51'08"E	10.74'
C2	220.00'	7°50'25"	30.10'	N76°10'15"E	30.08'
C3	220.00'	9°27'32"	36.32'	N84°49'14"E	36.28'
C4	220.00'	2°23'10"	9.16'	S89°15'25"E	9.16'
C5	2270.00'	0°46'06"	30.44'	S87°40'47"E	30.44'
C6	2270.00'	0°45'26"	30.00'	S86°55'00"E	30.00'
C7	2270.00'	0°45'26"	30.00'	S86°09'34"E	30.00'
C8	2270.00'	0°45'26"	30.00'	S85°24'08"E	30.00'
C9	2270.00'	0°45'27"	30.01'	S84°38'42"E	30.01'
C10	2270.00'	0°00'55"	0.60'	N84°15'31"W	0.60'
C11	870.00'	1°56'19"	29.44'	N83°16'54"W	29.44'
C12	870.00'	1°58'58"	30.11'	N81°19'16"W	30.10'
C13	870.00'	1°59'23"	30.21'	N79°20'06"W	30.21'
C14	870.00'	1°59'57"	30.35'	N77°20'26"W	30.35'
C15	870.00'	2°00'40"	30.54'	N75°20'08"W	30.54'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C16	870.00'	2°01'33"	30.76'	N73°19'01"W	30.76'
C17	870.00'	2°02'37"	31.03'	N71°16'55"W	31.03'
C18	870.00'	1°18'18"	19.82'	N69°36'27"W	19.82'
C19	90.00'	48°29'47"	76.18'	N44°42'25"W	73.92'
C20	130.00'	16°48'33"	38.14'	N89°14'34"E	38.00'
C21	390.00'	4°07'28"	28.07'	N84°24'54"W	28.07'
C22	390.00'	4°24'47"	30.04'	N88°41'02"W	30.03'
C23	390.00'	4°08'10"	28.15'	S87°02'30"W	28.15'
C24	390.00'	4°14'49"	28.91'	S82°51'01"W	28.90'
C25	390.00'	4°24'39"	30.02'	S78°31'17"W	30.02'
C26	390.00'	4°09'53"	28.35'	S74°14'01"W	28.34'
C27	370.00'	11°20'57"	73.29'	S77°58'19"W	73.17'
C28	370.00'	6°19'46"	40.87'	S86°48'40"W	40.85'
C29	370.00'	6°12'51"	40.13'	N86°55'01"W	40.11'
C30	370.00'	1°27'26"	9.41'	N83°04'53"W	9.41'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C31	150.00'	9°19'13"	24.40'	N87°00'47"W	24.37'
C32	150.00'	7°29'20"	19.61'	S84°34'57"W	19.59'
C33	90.00'	7°18'26"	11.48'	N3°59'58"W	11.47'
C34	1969.50'	0°18'27"	10.57'	N89°48'28"E	10.57'
C35	1969.50'	1°12'45"	41.68'	S89°25'56"E	41.68'
C36	1969.50'	1°13'29"	42.10'	S88°12'49"E	42.10'
C37	1969.50'	1°13'37"	42.18'	S86°59'15"E	42.17'
C38	1969.50'	1°13'43"	42.23'	S85°45'36"E	42.23'
C39	1969.50'	1°13'46"	42.26'	S84°31'51"E	42.26'
C40	1969.50'	1°13'48"	42.28'	S83°18'04"E	42.28'
C41	1969.50'	1°13'40"	42.20'	S82°04'21"E	42.20'
C42	1969.50'	1°09'49"	40.00'	S80°52'36"E	40.00'
C43	1969.50'	0°24'26"	14.00'	S80°05'29"E	14.00'
C44	30.00'	59°20'28"	31.07'	S50°13'02"E	29.70'
C45	120.00'	12°27'42"	26.10'	S6°34'36"E	26.05'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C46	974.00'	1°26'13"	24.43'	N88°56'08"E	24.43'
C47	974.00'	2°31'57"	43.05'	N86°57'03"E	43.05'
C48	974.00'	2°36'27"	44.33'	N84°22'51"E	44.32'
C49	974.00'	1°11'17"	20.20'	N82°28'59"E	20.20'
C50	974.00'	2°20'10"	39.71'	N80°43'15"E	39.71'
C51	676.00'	0°45'51"	9.02'	N79°56'06"E	9.02'
C52	676.00'	4°06'38"	48.50'	N82°22'20"E	48.49'
C53	676.00'	4°04'45"	48.13'	N86°28'02"E	48.12'
C54	676.00'	4°04'09"	48.01'	S89°27'31"E	48.00'
C55	676.00'	4°04'47"	48.13'	S85°23'03"E	48.12'
C56	676.00'	2°02'57"	24.18'	S82°19'11"E	24.18'
C57	450.00'	12°49'54"	100.78'	N3°49'40"E	100.57'
C59	1034.00'	0°38'07"	11.46'	N89°20'12"E	11.46'
C60	1034.00'	1°11'30"	21.51'	N88°25'23"E	21.50'
C61	1034.00'	1°11'33"	21.52'	N87°13'52"E	21.52'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C62	1034.00'	1°11'38"	21.54'	N86°02'17"E	21.54'
C63	1034.00'	1°50'56"	33.37'	N84°31'00"E	33.36'
C64	1034.00'	1°06'56"	20.13'	N83°02'04"E	20.13'
C65	1034.00'	2°55'25"	52.76'	S81°00'53"W	52.76'
C66	616.00'	19°09'08"	205.91'	S89°07'44"W	204.95'
C67	450.00'	1°32'40"	12.13'	N18°41'41"E	12.13'
C68	510.00'	1°14'48"	11.10'	S89°43'21"E	11.10'
C69	510.00'	2°25'04"	21.52'	S87°53'25"E	21.52'
C70	510.00'	2°54'27"	25.88'	S85°13'39"E	25.88'
C71	510.00'	2°56'16"	26.15'	S82°18'18"E	26.15'
C72	510.00'	2°25'07"	21.53'	S79°37'36"E	21.53'
C73	510.00'	2°24'56"	21.50'	S77°12'34"E	21.50'
C74	510.00'	2°25'01"	21.51'	S74°47'35"E	21.51'
C75	510.00'	3°03'05"	27.16'	S72°03'32"E	27.16'
C76	500.00'	19°48'46"	172.90'	S80°26'22"E	172.04'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C77	1032.50'	1°22'15"	24.70'	S89°39'38"E	24.70'
C78	1032.50'	1°11'38"	21.51'	S88°22'41"E	21.51'
C80	1508.00'	6°23'43"	168.32'	N74°52'36"W	168.23'
C81	724.50'	9°31'17"	120.40'	N66°55'06"W	120.26'
C82	1597.00'	1°15'53"	35.25'	N77°28'42"W	35.25'
C83	1597.00'	0°51'40"	24.00'	N76°24'55"W	24.00'
C84	1597.00'	1°12'33"	33.71'	N75°22'48"W	33.71'
C85	1597.00'	1°04'35"	30.00'	N74°14'14"W	30.00'
C86	1597.00'	1°12'46"	33.80'	N73°05'34"W	33.80'
C87	1597.00'	1°04'36"	30.01'	N71°56'53"W	30.01'
C88	1597.00'	1°04'35"	30.00'	N70°52'18"W	30.00'
C89	1597.00'	1°04'35"	30.00'	N69°47'43"W	30.00'
C90	1597.00'	1°21'49"	38.01'	N68°34'31"W	38.01'
C91	734.50'	2°01'52"	26.04'	S65°30'51"E	26.04'
C92	734.50'	2°20'36"	30.04'	S67°42'05"E	30.04'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C93	734.50'	2°20'26"	30.00'	S70°02'36"E	30.00'
C94	1518.00'	0°54'27"	24.04'	S72°07'58"E	24.04'
C95	1518.00'	1°06'37"	29.42'	S73°08'30"E	29.41'
C96	1518.00'	1°07'57"	30.00'	S74°15'47"E	30.00'
C97	1518.00'	1°08'00"	30.02'	S75°23'45"E	30.02'
C98	1518.00'	0°54'21"	24.00'	S76°24'55"E	24.00'
C99	1518.00'	1°12'37"	32.07'	S77°28'24"E	32.07'
C100	1498.00'	1°06'09"	28.82'	N77°31'07"W	28.82'
C101	1498.00'	1°14'37"	32.52'	N76°20'45"W	32.51'
C102	1498.00'	1°09'04"	30.10'	N75°08'54"W	30.10'
C103	1498.00'	1°21'56"	35.70'	N73°53'24"W	35.70'
C104	1498.00'	1°08'51"	30.00'	N72°38'00"W	30.00'
C105	714.50'	1°45'29"	21.92'	N70°48'00"W	21.92'
C106	714.50'	2°40'30"	33.36'	N68°35'01"W	33.35'
C107	714.50'	2°40'55"	33.45'	N65°54'19"W	33.44'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C108	632.50'	2°22'59"	26.31'	S66°04'05"E	26.31'
C109	632.50'	2°34'41"	28.46'	S68°32'55"E	28.46'
C110	632.50'	2°38'21"	29.13'	S71°09'26"E	29.13'
C111	632.50'	2°43'07"	30.01'	S73°50'09"E	30.01'
C112	632.50'	2°37'23"	28.96'	S76°30'24"E	28.96'
C113	632.50'	2°41'18"	29.68'	S79°09'45"E	29.67'
C114	632.50'	2°38'15"	29.12'	S81°49'32"E	29.11'
C115	632.50'	2°45'14"	30.40'	S84°31'17"E	30.40'
C116	632.50'	3°56'46"	43.56'	S87°52'16"E	43.55'
C117	1597.00'	1°32'34"	43.00'	S78°52'55"E	43.00'
C118	1032.50'	1°11'42"	21.53'	S87°11'02"E	21.53'
C119	1032.09'	1°35'16"	28.60'	S85°47'34"E	28.60'
C120	490.00'	2°17'30"	19.60'	N89°12'00"W	19.60'
C121	490.00'	6°43'04"	57.45'	S84°41'43"E	57.42'
C122	490.00'	10°48'12"	92.39'	N75°56'05"W	92.25'



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ATLAS WATERFRONT
SECOND ADDITION

IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE:
SHEET NO:

ATLAS WATERFRONT SECOND ADDITION
A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C123	430.00'	0°43'29"	5.44'	N19°06'16"E	5.44'
C124	430.00'	2°51'55"	21.50'	N17°18'34"E	21.50'
C125	430.00'	3°48'23"	28.57'	N13°58'25"E	28.56'
C126	430.00'	2°46'20"	20.81'	S10°41'04"W	20.80'
C127	467.50'	4°25'05"	36.05'	N74°48'07"W	36.04'
C128	1032.51'	0°01'45"	0.53'	N72°36'27"W	0.53'
C129	1032.50'	1°06'57"	20.11'	N84°26'28"W	20.11'
C130	1032.56'	11°15'38"	202.93'	N78°15'09"W	202.61'
C131	480.00'	0°17'47"	2.48'	N23°30'15"W	2.48'
C132	50.00'	43°31'17"	37.98'	S88°24'17"W	37.07'
C133	200.00'	19°40'30"	68.68'	N79°40'19"W	68.34'
C134	37.00'	90°00'00"	58.12'	N44°30'34"W	52.33'
C135	500.00'	6°20'47"	55.38'	S86°20'10"E	55.35'
C135	500.00'	6°20'47"	55.38'	S86°20'10"E	55.35'
C136	120.00'	14°09'16"	29.65'	S76°05'09"E	29.57'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C136	120.00'	14°09'16"	29.65'	S76°05'09"E	29.57'
C137	120.00'	20°30'03"	42.94'	N79°15'32"W	42.71'
C137	120.00'	20°30'03"	42.94'	N79°15'32"W	42.71'
C138	76.00'	27°05'35"	35.94'	S80°11'26"W	35.60'
C139	76.00'	16°25'43"	21.79'	N78°02'56"W	21.72'
C140	174.00'	16°50'18"	51.14'	N78°25'04"W	50.95'
C141	174.00'	2°40'22"	8.12'	N88°10'23"W	8.12'
C142	16.00'	43°31'17"	12.15'	N88°24'17"E	11.86'
C143	234.00'	19°40'30"	80.35'	S79°40'19"E	79.96'
C144	430.00'	19°55'10"	149.49'	N9°28'09"W	148.74'
C145	450.00'	17°27'20"	137.10'	N11°18'57"W	136.57'
C146	63.00'	90°00'00"	98.96'	N44°30'34"W	89.10'
C147	2.00'	90°00'00"	3.14'	S44°30'34"E	2.83'
C148	14.50'	89°03'17"	22.54'	N44°02'13"W	20.34'
C149	523.00'	5°01'18"	45.84'	N86°03'12"W	45.82'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C150	523.00'	0°22'46"	3.46'	S83°21'10"E	3.46'
C151	143.00'	4°39'53"	11.64'	N80°49'50"W	11.64'
C152	143.00'	9°29'23"	23.68'	N73°45'12"W	23.66'
C153	97.00'	10°33'04"	17.86'	N74°17'03"W	17.84'
C154	97.00'	9°56'59"	16.84'	N84°32'04"W	16.82'
C155	33.00'	99°14'18"	57.16'	N85°42'21"W	50.28'
C156	4.00'	56°44'37"	3.96'	N62°07'08"E	3.80'
C157	27.00'	102°54'05"	48.49'	N85°11'52"E	42.23'
C158	19.00'	43°43'32"	14.50'	S65°12'52"E	14.15'
C159	133.00'	18°04'08"	41.94'	S78°02'35"E	41.77'
C160	107.00'	14°09'16"	26.43'	S76°05'09"E	26.37'
C161	487.00'	5°16'16"	44.80'	S85°47'55"E	44.79'
C162	14.50'	91°04'31"	23.05'	N46°01'42"E	20.70'
C163	510.00'	11°13'38"	99.93'	S4°26'56"W	99.78'
C164	1657.00'	0°05'02"	2.43'	S81°15'11"E	2.43'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C165	1657.00'	1°33'22"	45.01'	S80°25'59"E	45.00'
C166	1657.00'	1°43'45"	50.01'	S78°47'26"E	50.01'
C167	1657.00'	1°33'27"	45.04'	S77°08'50"E	45.04'
C168	1657.00'	1°33'33"	45.09'	S75°35'19"E	45.09'
C169	1657.00'	1°33'22"	45.01'	S74°01'52"E	45.00'
C170	1657.00'	1°33'22"	45.01'	S72°28'29"E	45.00'
C171	1657.00'	1°33'22"	45.01'	S70°55'07"E	45.00'
C172	1657.00'	1°33'22"	45.01'	S69°21'45"E	45.00'
C173	1657.00'	1°08'13"	32.88'	S68°00'57"E	32.88'
C174	185.00'	26°36'58"	85.94'	N56°46'55"E	85.17'
C176	734.50'	0°27'56"	5.97'	S71°26'47"E	5.97'
C177	1498.00'	0°22'50"	9.95'	N71°52'10"W	9.95'
C178	25.50'	31°51'35"	14.18'	S85°43'40"E	14.00'
C179	20.50'	37°04'41"	13.27'	S72°13'29"E	13.04'
C180	531.50'	8°40'06"	80.41'	N84°54'07"E	80.34'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C181	27.00'	43°49'23"	20.65'	S68°51'09"E	20.15'
C181	27.00'	43°49'23"	20.65'	S68°51'09"E	20.15'
C182	538.00'	8°40'06"	81.40'	N84°54'07"E	81.32'
C182	538.00'	8°40'06"	81.40'	N84°54'07"E	81.32'
C183	27.00'	39°44'20"	18.73'	N63°23'26"E	18.35'
C183	27.00'	39°44'20"	18.73'	N63°23'26"E	18.35'
C184	568.50'	9°56'43"	98.68'	N85°32'25"E	98.56'
C185	527.50'	13°57'29"	128.51'	S82°26'32"E	128.19'
C186	568.50'	19°41'21"	195.36'	S79°38'33"E	194.40'
C187	32.04'	36°18'56"	20.31'	S63°51'52"E	19.97'
C187	32.04'	36°18'56"	20.31'	S63°51'52"E	19.97'
C188	562.00'	12°23'00"	121.46'	N75°59'22"W	121.23'
C188	562.00'	12°23'00"	121.46'	N75°59'22"W	121.23'
C189	32.00'	36°19'31"	20.29'	S87°57'38"E	19.95'
C189	32.00'	36°19'31"	20.29'	S87°57'38"E	19.95'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C190	24.50'	19°13'43"	8.22'	S83°29'28"W	8.18'
C190	24.50'	19°13'43"	8.22'	S83°29'28"W	8.18'
C191	19.50'	18°12'59"	6.20'	N56°02'57"W	6.17'
C191	19.50'	18°12'59"	6.20'	N56°02'57"W	6.17'
C194	174.00'	0°09'50"	0.50'	N69°54'59"W	0.50'
C195	734.50'	0°27'56"	5.97'	S71°26'47"E	5.97'
C196	1498.00'	0°22'50"	9.95'	N71°52'10"W	9.95'



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ATLAS WATERFRONT
SECOND ADDITION
IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID
PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE:
SHEET NO:
9 OF 12

ATLAS WATERFRONT SECOND ADDITION
A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

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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
M46) DECLARATION OF SCRIVENER'S ERROR RECORDED AS INSTRUMENT NO. 2712900000
M47) ACCESS EASEMENT RECORDED AS INSTRUMENT NO. 2877718000
M48) GRANT OF EASEMENT RECORDED AS INSTRUMENT NO. 2877708000.

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.
P13) PLAT OF ATLAS WATERFRONT RECORDED IN BOOK L OF PLATS, PAGES 291-291E
P14) PLAT OF THE DISTRICT AT RIVERSTONE RECORDED IN BOOK L OF PLATS, PAGES 466-466A.
P15) PLAT OF RIVERSTONE WEST RECORDED IN BOOK J OF PLATS, PAGES 339-339B
P16) PLAT OF RIVERSTONE WEST 2ND ADDITION RECORDED IN BOOK K OF PLATS, PAGES 183-183B
P17) PLAT OF ATLAS WATERFRONT FIRST ADDITION RECORDED IN BOOK L OF PLATS, PAGES 519-519I
P18) PLAT OF THE UNION RECORDED IN BOOK L OF PLATS, PAGES 538-538B

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. SEE ATLAS FIRST ADDITION PLAT (P17) FOR PAST INFORMATION ON THIS LINE.



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ATLAS WATERFRONT
SECOND ADDITION

IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJG
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE:
SHEET NO:

ATLAS WATERFRONT SECOND ADDITION
A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE CITY OF COEUR D'ALENE, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION AND COEUR D'ALENE URBAN RENEWAL AGENCY DBA IGNITE CDA, AND RIVERFEST, LLC, AN IDAHO LIMITED LIABILITY COMPANY 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, SECOND ADDITION 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:

BLOCKS 5, 8, 9, 10, 11 AND 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 519, 519A THROUGH 519I, RECORDS OF KOOTENAI COUNTY, IDAHO.

TOGETHER WITH

THAT PORTION OF THE GOVERNMENT LOTS 1 AND 2 OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, LYING SOUTHERLY OF THE RIGHT OF WAY OF SELTICE WAY AND NORTHERLY OF ATLAS WATERFRONT FIRST ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 519, 519A THROUGH 519I, RECORDS OF KOOTENAI COUNTY, IDAHO.

EXCEPT

THAT PORTION OF TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION RECORDED IN BOOK L OF PLATS, PAGES 519, 519A THROUGH 519I, RECORDS OF KOOTENAI COUNTY, IDAHO DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHERNMOST CORNER OF SAID TRACT 1, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 1, NORTH 57°58'09" WEST A DISTANCE OF 10.29 TO AN ANGLE POINT ON SAID SOUTHWESTERLY LINE; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57°57'32" WEST A DISTANCE OF 70.43 FEET TO THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 57°57'32" WEST A DISTANCE OF 913.89 FEET TO AN ANGLE POINT ON SAID SOUTHWESTERLY LINE; THENCE NORTH 57°58'57" WEST A DISTANCE OF 457.83 FEET;
THENCE NORTH 32°01'03" EAST A DISTANCE OF 59.57 FEET;
THENCE SOUTH 58°00'49" EAST A DISTANCE OF 457.76 FEET;
THENCE SOUTH 57°58'09" EAST A DISTANCE OF 908.37 FEET;
THENCE SOUTH 26°41'44" WEST A DISTANCE OF 60.24 FEET TO THE TRUE POINT OF BEGINNING.

THE OWNER FURTHER CERTIFIES:

THE OWNER GRANTS TO THE CITY OF COEUR D'ALENE AND FRANCHISE UTILITIES THE UTILITY EASEMENTS AS SHOWN WITHIN FOR INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF PUBLIC AND FRANCHISED UTILITIES.

THE OWNERS GRANT THE CITY A WALL EASEMENT AS SHOWN ON SHEETS 3 AND 4 FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF THE WALL. NO PERMANENT STRUCTURES SHALL BE BUILT WITHIN SAID EASEMENT.

THE OWNERS HEREBY DEDICATE TO THE CITY OF COEUR D'ALENE AS PUBLIC RIGHT OF WAY ALL ALLEYS AND ROADS WITHIN THE PROJECT BOUNDARY AS SHOWN HEREON.

THE OWNERS GRANT THE CITY THE SIDEWALK EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE. NO PERMANENT STRUCTURE SHALL BE BUILT WITHIN SAID EASEMENT.

TRACTS 1, 8, 9 AND 10 ARE OPEN SPACE TRACTS. TRACTS 2, 3, 4, 5, 6 AND 7 SHALL BE UTILIZED FOR PEDESTRIAN ACCESS. TRACT 1 WILL REMAIN UNDER CURRENT OWNERSHIP WHILE TRACTS 2 THROUGH 10 SHALL BE TRANSFERRED TO THE ATLAS WATERFRONT ASSOCIATION, INC. HOMEOWNERS ASSOCIATION.

SEWER SERVICE IS PROVIDED TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE.

WATER SERVICE IS PROVIDED TO THE PUBLIC IN THE NAME OF THE CITY OF COEUR D'ALENE.

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

Scott E Hoskins
SCOTT HOSKINS, CHAIRMAN OF THE BOARD,
COEUR D'ALENE URBAN RENEWAL AGENCY
DBA IGNITE CDA

BY: Ann J. Beutler
ANN J. BEUTLER, TRUSTEE

RIVERFEST, LLC, AN IDAHO LIMITED LIABILITY COMPANY
BY: JOHN A. BEUTLER & ANN J. BEUTLER LIVING TRUST

James L. Hammond
CITY OF COEUR D'ALENE MAYOR

ACKNOWLEDGEMENT

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

ON THIS 19th DAY OF April, IN THE YEAR OF 2022, 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.

Michael Hathaway
NOTARY PUBLIC
RESIDING AT: Spokane Valley
MY COMMISSION EXPIRES ON: 6-20-23



ACKNOWLEDGEMENT

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

ON THIS 19th DAY OF April, IN THE YEAR OF 2022, 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 DBA IGNITE CDA, 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 DBA IGNITE CDA

Michael Hathaway
NOTARY PUBLIC
RESIDING AT: Spokane Valley
MY COMMISSION EXPIRES ON: 6-20-23

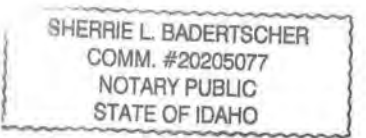


ACKNOWLEDGEMENT

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

ON THIS 20 DAY OF April, IN THE YEAR 2022, BEFORE ME Sherrie L. Badertscher, A NOTARY PUBLIC PERSONALLY APPEARED James Hammond 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.

Sherrie L. Badertscher
NOTARY PUBLIC
RESIDING AT: Spint Lake, ID
MY COMMISSION EXPIRES ON: 12/28/2026



ACKNOWLEDGEMENT

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

ON THIS 19th DAY OF April, IN THE YEAR 2022, BEFORE ME Michael Hathaway, A NOTARY PUBLIC PERSONALLY APPEARED ANN J. BEUTLER, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF THE JOHN A. BEUTLER AND ANN J. BEUTLER LIVING TRUST, THE TRUST SWORN TO BE THE MEMBER OF RIVERFEST, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME

Michael Hathaway
NOTARY PUBLIC
RESIDING AT: Spokane Valley, WA
MY COMMISSION EXPIRES ON: 6-20-23



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(fax) 208-664-5946

ATLAS WATERFRONT
SECOND ADDITION

IN GOVT LOTS 1, 2, 3 & 4 & THE NE 1/4
OF SECTION 10, T 50 N, R 4 W, B.M.,
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.: 41292.03
DESIGNED BY: MLH
DRAWN BY: GJK
CHECKED BY: MLH
NAME: 41292PLAT-PH2.DWG
DATE: JANUARY, 2022
SCALE: SHEET NO:

11 OF 12

ATLAS WATERFRONT SECOND ADDITION
A REPLAT OF BLOCKS 5, 8, 9, 10, 11, 12 AND TRACT 1 OF ATLAS WATERFRONT FIRST ADDITION
AND A PORTION OF GOV'T LOTS 1 AND 2, ALL LOCATED WITHIN SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

CONFORM COPY

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY CITY COUNCIL OF COEUR D'ALENE, IDAHO THIS 19th DAY OF April, 2022
Bonnie McLeod
COEUR D'ALENE CITY CLERK

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 19th DAY OF April, 2022
Cliff W. Boyer PE # 10809
CITY ENGINEER

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, 2021
DATED THIS 18th DAY OF April, 2022
Amynal Green
KOOTENAI COUNTY TREASURER, Deputy Treasurer

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 21st DAY OF April, 2022



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 Coeur d'Alene, Coeur d'Alene Urban Renewal Agency*
DATED THIS 21st DAY OF April, 2022 AT 1:40 O'CLOCK
P.M., AND WAS DULY RECORDED IN PLAT BOOK L, PAGES 708, 708A, 708B, 708C, 708D, 708E, 708F, 708G, 708H, 708I, 708J, 708K
INSTRUMENT No. 2896986000 * AKA Lake City Development Corporation and
Jim Brannon Kootenai County Clerk
By: Kim Reginald, Deputy Clerk
Coeur d'Alene Urban Renewal Agency DBA IgniteCOA and Riverfest, LLC.
FEE \$ 11.00

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 (OLPE) REPRESENTING CITY OF COEUR D'ALENE AND THE OLPE 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: 4-19-22 HEALTH DISTRICT SIGNATURE: Jay Ireland

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.
Michael Lynn Hathaway
MICHAEL LYNN HATHAWAY PLS NO. 12318



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12 OF 12