

Lake District URD

De-annexation Legal Description

Those portions of the southwest quarter of Section 2 and the southeast quarter of Section 3 of Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Lots 1, 2, 3 and 4, Block 2, Moen Subdivision as recorded in Book I of Plats, Pages 340 and 340A, records of Kootenai County, Idaho;

Lots 1 and 4, Block 1, Zanetti Subdivision as recorded in Book K of Plats, Pages 242 and 242A, records of Kootenai County, Idaho;

Lots A, B, C, D, E, F and G, Block 1, The Crossroads Subdivision as recorded in Book K of Plats, Pages 405, 405A and 405B, records of Kootenai County, Idaho;

Lots A and B, Showboat Addition as recorded in Book F of Plats, Page 238 and 238A, records of Kootenai County, Idaho; Said Lot B is also identified as Lot B on the Trails End Condominiums as recorded in Book K of Plats, Pages 210 and 210A through 210G, records of Kootenai County, Idaho;

TOGETHER WITH AND INCLUDING

That portion of the southwest quarter of Section 2, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho described as follows: BEGINNING at the southeast corner of Lot 1, Block 2, Moen Subdivision as recorded in Book I of Plats, Pages 340 and 340A, records of Kootenai County, Idaho, said point also being on the West line of Lot 2, Block 2 of said Moen Subdivision; thence along said West line South 00°06'59" West, 210.05 feet; thence South 00°06'56" West, 14.39 feet to the northerly right of way of Lee Court as shown on said Moen Subdivision; thence along said northerly right of way North 69°44'55" West, 252.80 feet; thence along said northerly right of way North 79°25'37" West, 103.39 feet to the easterly right of way of Ramsey Road right of way as shown on said Moen Subdivision; thence along said easterly right of way along a 2882.03 foot radius non-tangent curve to the right with a chord bearing of North 02°16'19" West and chord distance of 26.13 feet, said curve having a delta of 00°31'10", an arc length of 26.13 feet; thence along said easterly right of way North 00°06'54" East, 92.90 feet to the southwest corner of said Lot 1; thence along the south line of said Lot 1 South 89°49'24" East, 340.11 feet to the POINT OF BEGINNING; This information was compiled based on information shown on said Moen Subdivision. No field surveys were performed.

TOGETHER WITH AND INCLUDING

That portion of the southwest quarter of Section 2, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho described as follows: Commencing at the Northeast corner of Lot 4, Block 1, Zanetti Subdivision as recorded in Book K of Plats, Pages 242 and 242A, records of Kootenai County, Idaho; Thence along the easterly line of said Lot 4, South 00°01'09" East 51.40 feet to an angle point in said Lot 4, said point being the TRUE POINT OF BEGINNING; thence South 00°01'09" East, 300.00 feet to the northerly right of way of Appleway Avenue as shown on said Zanetti Subdivision; thence along said northerly right of way, North 88°54'22" West, 75.62 feet to angle point in said Lot 4; thence along the easterly line of said Lot 4 the following 4 courses: 1) North 00°01'09" West, 100.00 feet; 2) North 88°54'22" West, 25.00 feet; 3) North 00°01'09" West, 200.00 feet; 4) South 88°54'22" East, 100.62 feet

to the TRUE POINT OF BEGINNING: This information was compiled based on information shown on said Zanetti Subdivision. No field surveys were performed.

TOGETHER WITH AND INCLUDING

Those portions of Lots 5, 6 and 7, Block 1 of Lee Ranch Commercial Park, as recorded in Book G of Plats, Pages 220 and 220A, records of Kootenai County, Idaho and those portions of Lots C and D of the Showboat Addition as recorded in Book F of Plats, Page 238 and 238A, records of Kootenai County, Idaho, and those portions of the southeast quarter of Section 3, Township 50 North, Range 4 West, Boise Meridian, Kootenai County Idaho described as follows: BEGINNING at the northeast corner of Lot 1, Block 1, Amended Lee Ranch Commercial Park as recorded in Book I of Plats, Pages 10 and 10A; thence along the North line of said Amended Lee Ranch Commercial Park the following 5 courses: 1) North 89°10'24" West, 246.23 feet; 2) South 00°25'46" West, 65.00 feet; 3) North 89°10'24" West, 460.33 feet; 4) South 05°17'12" West, 89.42 feet to the beginning of a 124.00 foot radius curve to the right; 5) along said curve having a chord bearing of South 52°01'57" West, a chord distance of 180.62 feet, a delta of 93°29'31", through an arc length of 202.34 feet to a point on the West line of said Lot D, said point being the beginning of a 1680.00 foot non-tangent curve to the left, thence along the West line of said Lot D along said non-tangent curve with a chord bearing of North 14°06'28" East, a chord distance of 466.59 feet, a delta of 15°57'52", through an arc length of 468.10 feet to the northwest corner of said Lot D; thence along the North line of said Lots C and D and the easterly extension thereof, North 89°52'47" East, 348.58 feet; thence North 00°12' 02" East, 27.43 feet to the North line of the southeast quarter of the southeast quarter of said Section 3; thence along said North line, South 89°10'24" East, 377.95 feet to the westerly right of way of Ramsey road; thence along said westerly right of way the following 3 courses: 1) South 00°06'00" West, 9.53 feet; 2) South 45°08'04" East, 24.97 feet; 3) South 00°06'56" West, 193.11 feet to the POINT OF BEGINNING. This information was compiled based on record information including but not limited to the plat information referenced herein along with existing information contained in the Kootenai County Assessor GIS database. No field surveys were performed.

TOGETHER WITH AND INCLUDING

That portion of the south half of the northeast quarter of the southeast quarter of Section 3, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows: Commencing at the south sixteenth corner of said section 3, said point being the centerline intersection of Ramsey road and Golf Course road; thence North 35°53'19" West 74.85 feet to the right of way intersection of said roads, said point being the TRUE POINT OF BEGINNING; thence along the northerly right of way of said Golf Course road, North 89°10'33" West, 920.26 feet to the easterly right of way of the abandoned Union Pacific Railroad; thence along said easterly right of way, North 10°54'34" East, 617.76 feet to the north line of said south half; thence along said north line, South 89°09'47" East, 804.58 feet to the westerly right of way of said Ramsey Road; thence along said westerly right of way, South 00°07'03" West, 608.09 feet to the TRUE POINT OF BEGINNING. This description is based solely on the information of record as shown on a Record of Survey recorded in Book 24 of Survey, Page 153, records of Kootenai County, Idaho. No field surveys were performed.

