

Aerial Map



Parcel ID: H1650001007B

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Russell Co. Prof'ns
REGISTERED PROFESSIONAL ENGINEER
STATE OF IDAHO
NO. 5288
5-19-99

CORNERSTONE BUSINESS AND PROFESSIONAL PARK

IN A PORTION OF
THE W. 1/2 OF THE S. 1/2 OF SE 1/4 SEC 23, T.51N., R.4W., B.M.,
IN THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO



FRAME & SMETANA, PA
Consulting Engineers
Coeur d'Alene, Idaho
208-684-8121

PLAT OF
CORNERSTONE BUSINESS AND PROFESSIONAL PARK
LAWYER: DR. DIKI
REVISOR:
DATE: 05/18/99
23-51N-4W
H333P

Basis of Bearing: N 00°12'24" E 1354.87 (N), 1354.71 (N1 & R2), 1183.78 (N)

Expanded R.O.W. Detail: LOT 5 (15.00' x 15.00'), LOT 4 (10.27' x 15.00')

Graphic Scale: 1 inch = 100 ft.

Professional Engineer Seal: Russell Co. Prof'ns, No. 5288, State of Idaho, 5-19-99.

This document is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy.

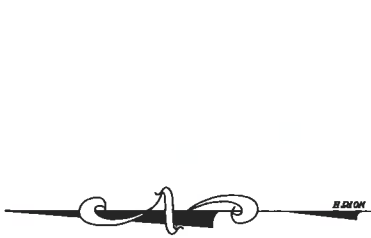


RECORD OF SURVEY FOR LOT LINE ADJUSTMENT OF LOTS 6 AND 7, BLOCK ONE, CORNERSTONE BUSINESS AND PROFESSIONAL PARK, IN SEC 23, T51N, R4W, B.M., IN THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

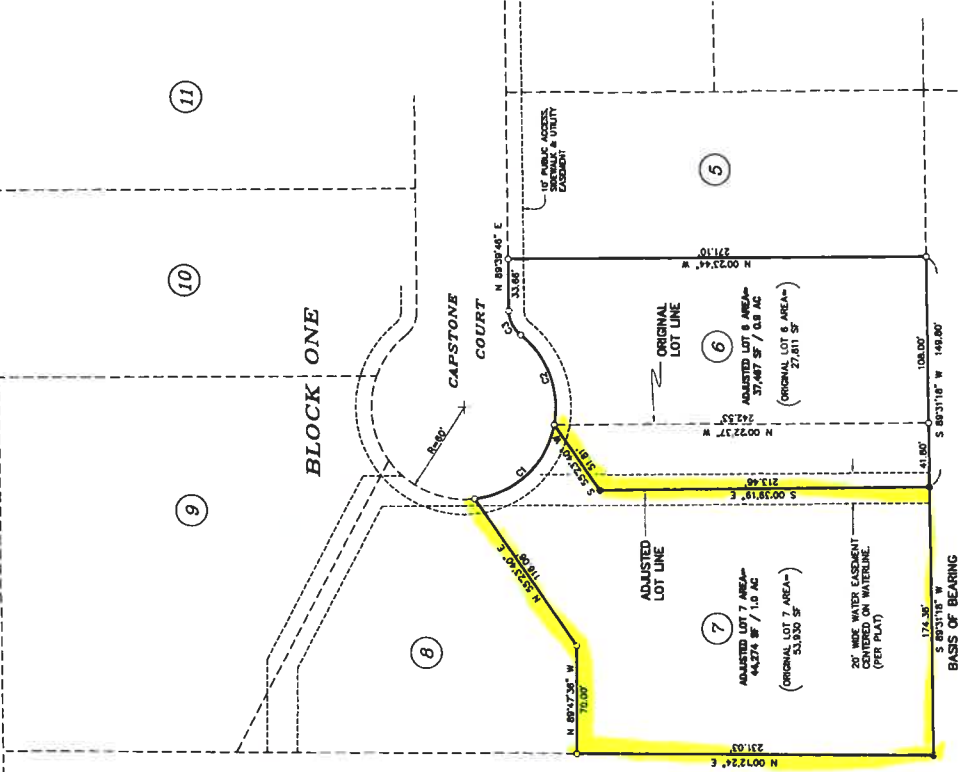
BOOK 20, PAGE 460
INST. No. 1662511

RECORDERS CERTIFICATE

FILED THIS 16 DAY OF SEPT 2021 AT 2:11 P.M.
IN BOOK 20, PAGE 460, THE REQUEST OF FRANK S. HENRY
COUNTY RECORDER FRANK S. HENRY
BY FRANK S. HENRY
FEE \$1.00



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



ADJUSTED LOT 6 LEGAL DESCRIPTION
LOT 6 AND A PORTION OF LOT 7, BLOCK ONE OF THE PLAT OF CORNERSTONE BUSINESS AND PROFESSIONAL PARK, BOOK 1, PAGE 147, RECORDS OF KOOTENAI COUNTY, IN SECTION 23, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., IN THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6, SAID CORNER BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 6, S 0° 23'44" E, 271.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOTS 6 AND 7, S 89°31'18" W, 749.80 FEET; THENCE LEAVING THE SAID SOUTHERLY BOUNDARY LINE OF LOT 7, N 03°18'58" E, 213.16 FEET TO THE POINT OF BEGINNING OF CAPSTONE COURT AND THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE; THENCE FOLLOWING THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 65.59 FEET ALONG SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 62°38'19", A CHORD BEARING OF N 69°39'51" E, AND A CHORD DISTANCE OF 62.58 FEET TO THE POINT OF BEGINNING OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE, 17.91 FEET ALONG SAID REVERSE CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 51°19'04", A CHORD BEARING OF N 64°00'14" E, AND A CHORD DISTANCE OF 17.32 FEET TO A POINT OF TANGENT; THENCE N 89°39'46" E, 33.86 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING APPROXIMATELY 0.9 ACRES, MORE OR LESS.

ADJUSTED LOT 7 LEGAL DESCRIPTION
A PORTION OF LOT 7, BLOCK ONE OF THE PLAT OF CORNERSTONE BUSINESS AND PROFESSIONAL PARK, BOOK 1, PAGE 147, RECORDS OF KOOTENAI COUNTY, IN SECTION 23, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., IN THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 6, BLOCK ONE OF SAID PLAT AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 7, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 7, 174.38 FEET TO THE SAID SOUTHERLY BOUNDARY LINE, S 89°31'18" W, 231.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 7, N 01°22'4" E, 116.08 FEET TO THE WESTERLY CORNER OF SAID LOT 7; THE FOLLOWING CURVES: S 89°31'18" E, 70.00 FEET; THENCE N 55°23'40" E, 116.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CAPSTONE COURT AND A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE; THENCE FOLLOWING THE SAID WESTERLY RIGHT-OF-WAY LINE, 78.19 FEET TO A POINT OF TANGENT; THENCE S 42°35'10" E, 116.08 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING APPROXIMATELY 1.0 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	60.00	72°38'19"	78.18	6.42	S 69°39'51" E
C2	60.00	62°38'19"	65.59	6.23	N 64°00'14" E
C3	20.00	51°19'04"	17.91	1.75	S 51°19'04" E

- LEGEND**
- FOUND 3/8" REBAR WITH PVC CAP MARKED "PLS 5289"
 - FOUND 1/2" REBAR WITH PVC CAP MARKED "PLS 5289"
 - SET 1/2" x 24" REBAR WITH PVC CAP MARKED "PLS 5289"
- REFERENCES**
- PLAT OF CORNERSTONE BUSINESS AND PROFESSIONAL PARK - BOOK 1, PAGE 147

SURVEYOR'S CERTIFICATE
I, RUSSELL G. HENRY, A LICENSED SURVEYOR OF IDAHO, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PERFORMED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO SURVEYING ACT, CHAPTER 20, TITLE 54, IN OCTOBER, 2020 AT THE REQUEST OF STAKEHOLDERS.

Russell G. Henry
 7-15-01
 RUSSELL G. HENRY
 LICENSED SURVEYOR - P.L.C. # 5289

LOT LINE ADJUSTMENT OF LOTS 6 & 7, BLOCK ONE, CORNERSTONE BUSINESS AND PROFESSIONAL PARK

SCALE: 1"=50'
DATE: 01/12/01

C259 23-51N-4W

PLZ C259-RO5

FRANK S. HENRY
COUNTY RECORDER

FRANK & SHERIDAN, PA
Consulting Engineers

803 North 9th Street, Suite 1000, Boise, Idaho 83702
P: (208) 333-7171 Fax: (208) 333-7172

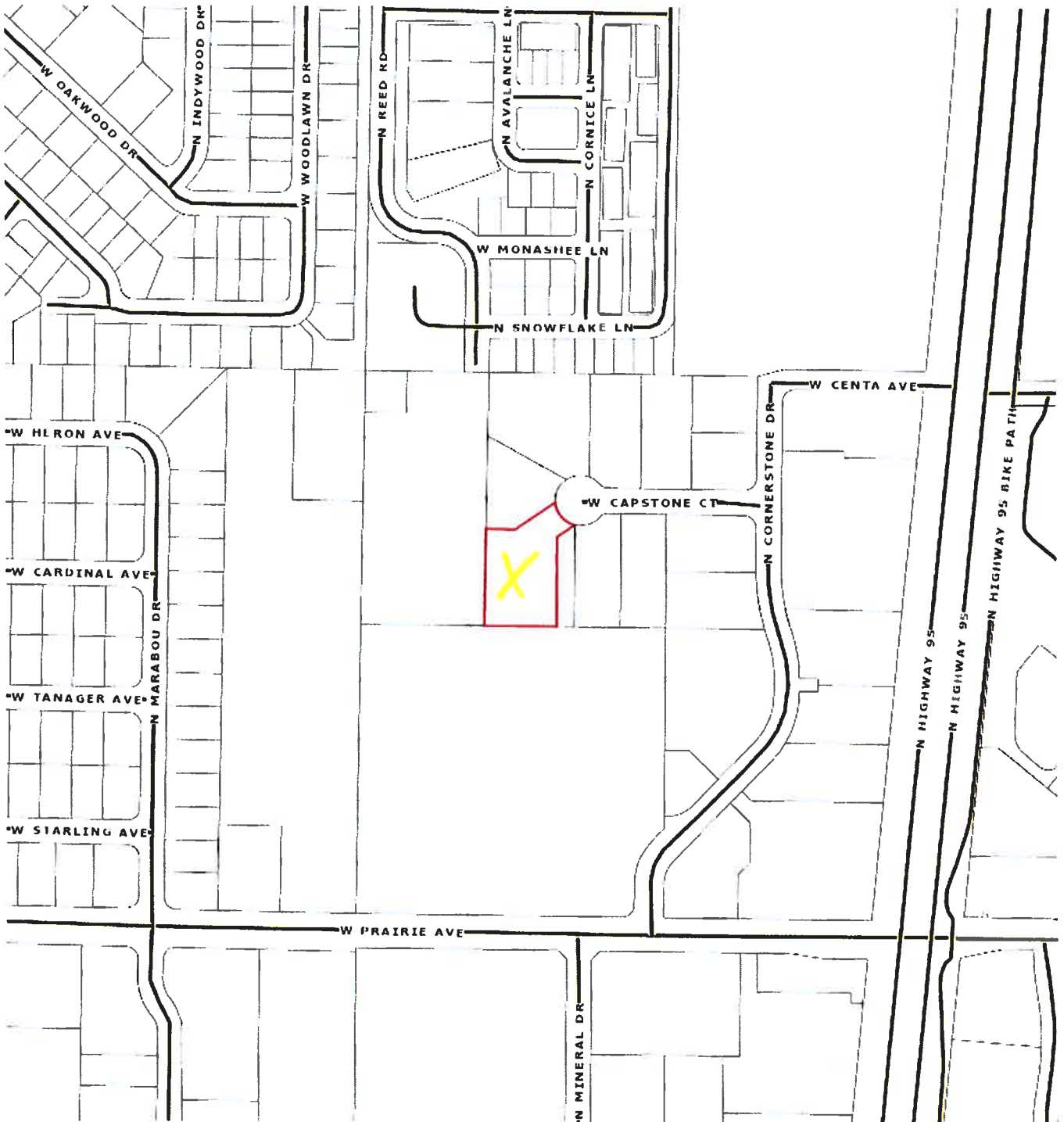
5/20/21 1 of 1

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Street Map



TitleOne
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Parcel ID: H1650001007B

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