

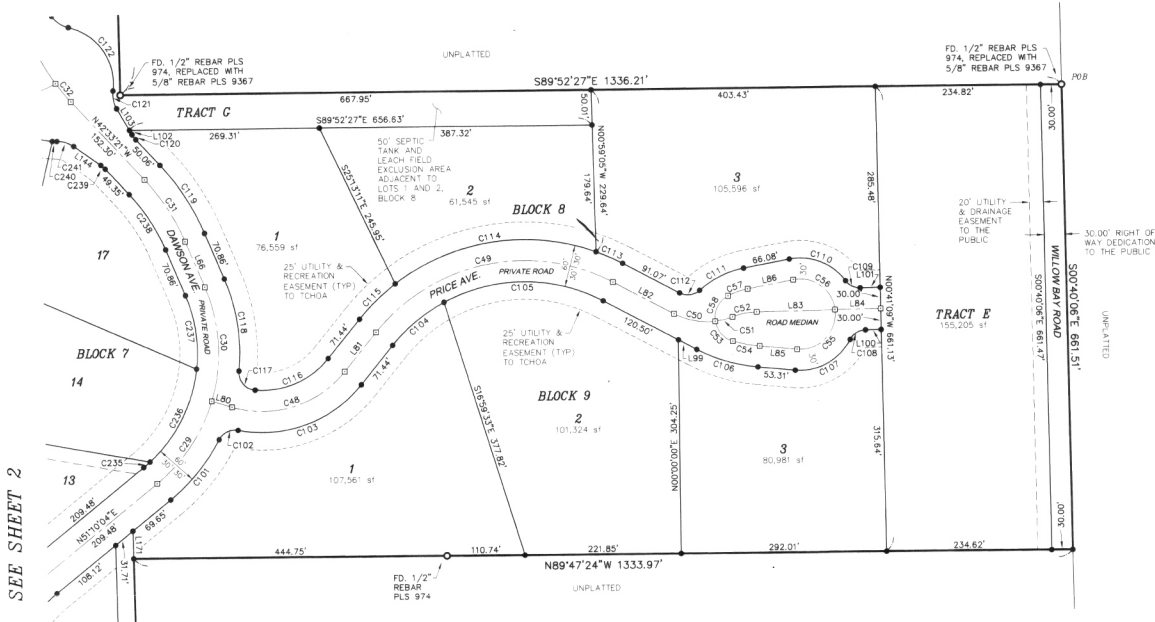




# THE CROSSING

**A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO**

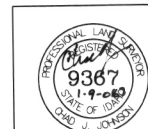
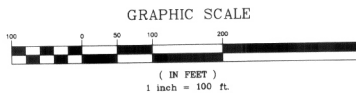
SEE SHEET 4




SEE SHEET 2

### LEGEND

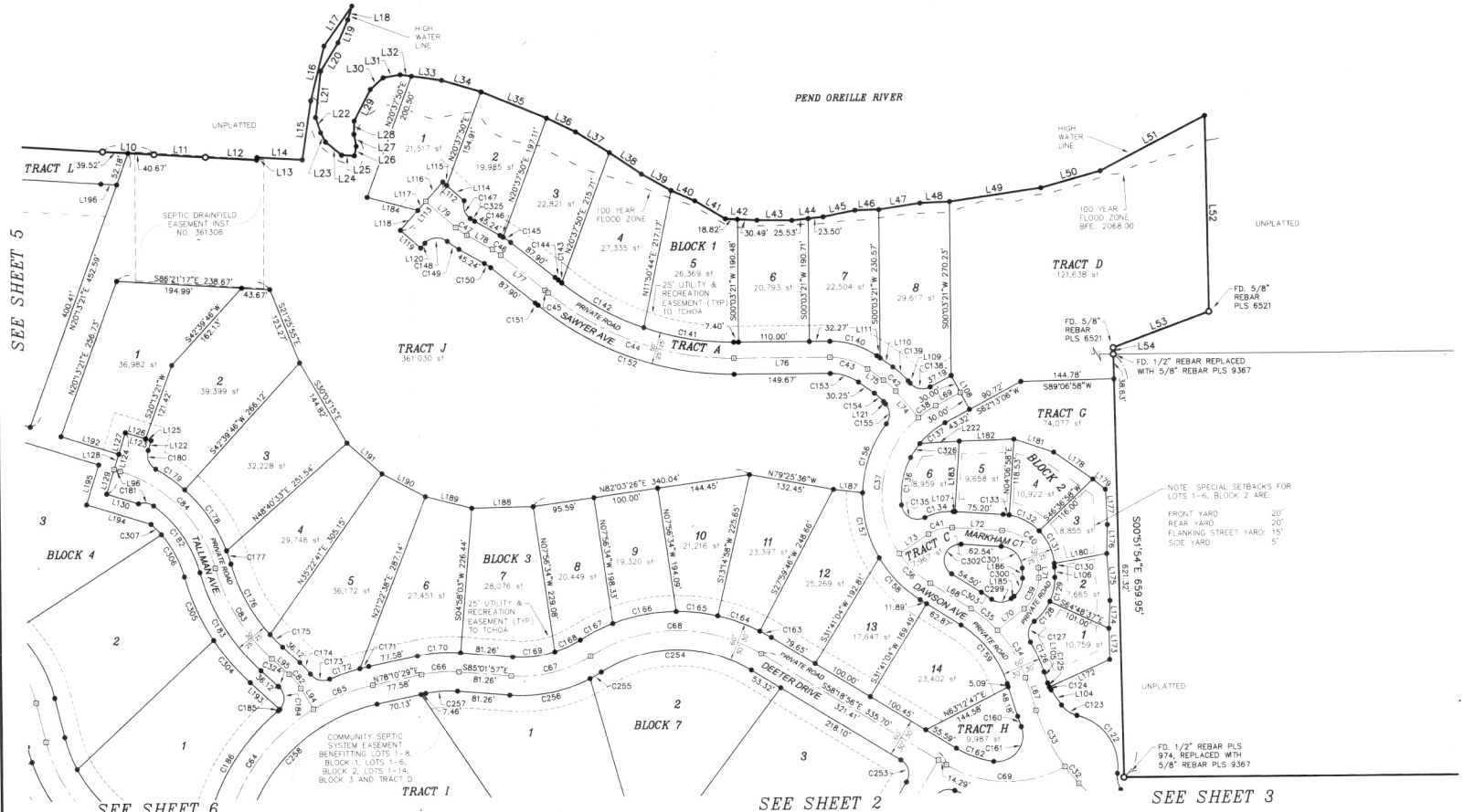
- FOUND 5/8" REBAR WITH NO CAP, OR AS NOTED
  - ◻ CALCULATED POINT NOTHING FOUND NOTHING SET
  - SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "I.N.C. P.L.S. # 9367"
- TCHOA THE CROSSING HOA, INC.



	
<p><b>THE CROSSING</b> BONNER COUNTY, IDAHO</p>	
<p>1296 Polston Ave., Ste. B Post Falls, Idaho 83854 PHONE (208) 773-8370 FAX (208) 777-2128 www.incnorthwest.com</p>	
<p>DRAWN BY: JDM/SMA DATE: 1/9/07 DWG. NO.: *PLATO-30.DWG SHEET: 3 OF 11</p>	<p>PROJ: 05-024 SCALE: 1"=100' CK BY: <i>EST</i></p>

# THE CROSSING

**A PORTION OF SECTION 1, T.55N., R.4W., AND SECTION 36, T.56N., R.4W., B.M., BONNER COUNTY, IDAHO**



SEE SHEET 5

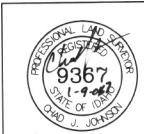
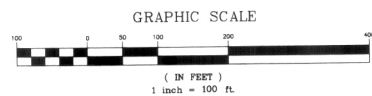
SEE SHEET 6

SEE SHEET 2


SEE SHEET 3

### LEGEND

- FOUND 5/8" REBAR WITH NO CAP, OR AS NOTED
  - CALCULATED POINT NOTHING FOUND NOTHING SET
  - SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "T.N.C. P.L.S. # 9367"
- T.O.C.H.A. THE CROSSING HOA, INC.



1296 Polston Ave., Ste. B  
 Post Falls, Idaho 83854  
 PHONE (208) 773-8370  
 FAX (208) 777-2128  
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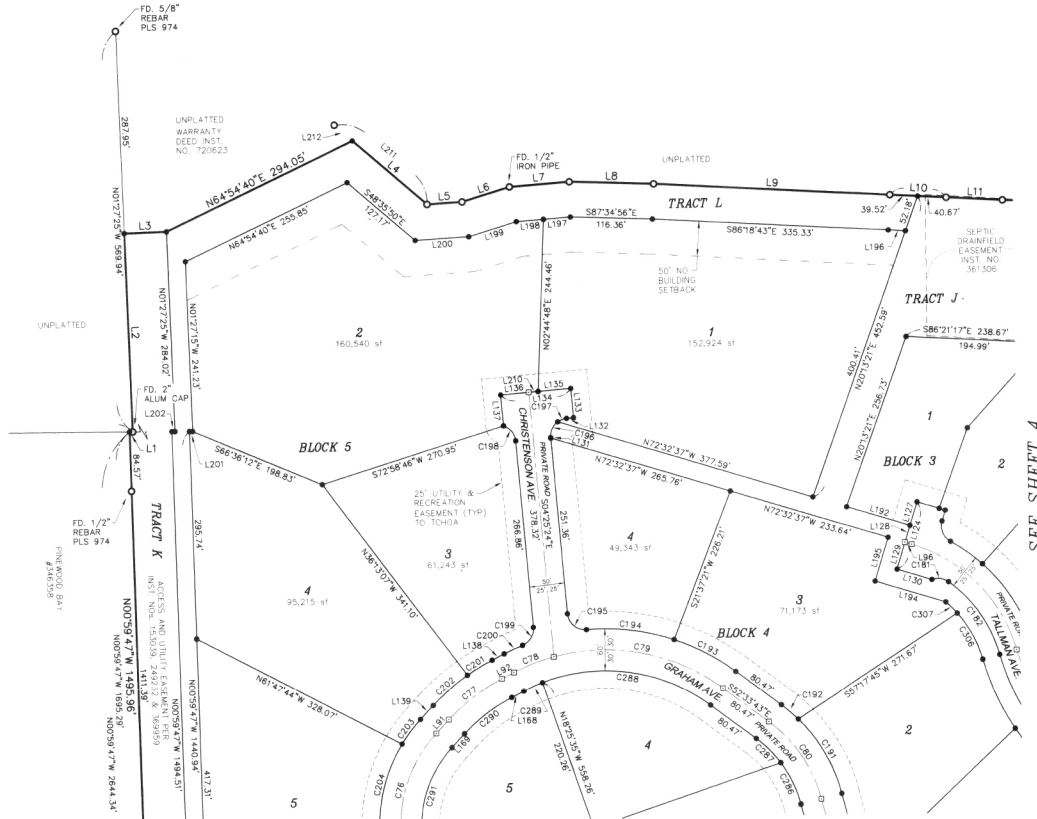


**THE CROSSING**  
 BONNER COUNTY, IDAHO

DRAWN BY: JOM	DATE: 1/9/07	DWG. NO.: *PLATO-40.DWG	SHEET: 4 OF 11
PROJ: 05-024		SCALE: 1"=100'	CK BY: <i>CJT</i>

# THE CROSSING

A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

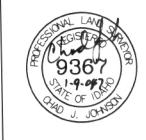
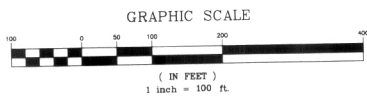


SEE SHEET 4

SEE SHEET 6

### LEGEND

- FOUND 5/8" REBAR WITH NO CAP, OR AS NOTED
  - CALCULATED POINT NOTHING FOUND NOTHING SET
  - SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "I.N.C. P.L.S. # 9367"
- TCHOA THE CROSSING HOA, INC.



1296 Poiston Ave., Ste. B  
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<b>THE CROSSING</b> BONNER COUNTY, IDAHO			
DRAWN BY: JOM	DATE: 1/8/07	DWG. NO.: *PLATO-SO.DWG	SHEET: 5 OF 11
PROJ: 05-024		SCALE: 1"=100'	CK BY: <i>CSJ</i>

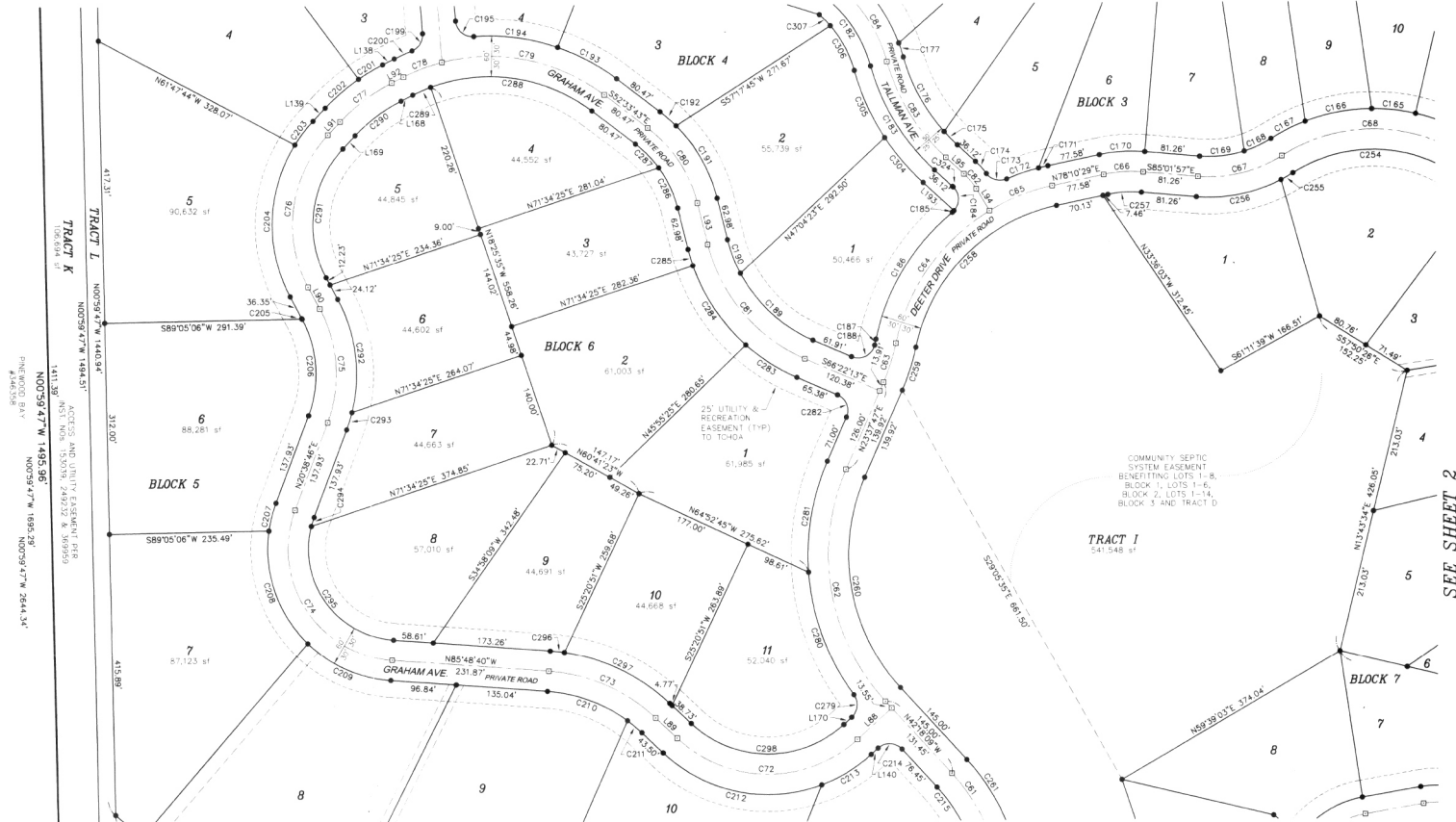
# THE CROSSING

A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SHEET SIX OF ELEVEN

SEE SHEET 5

SEE SHEET 4

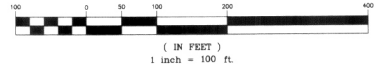


### LEGEND

- FOUND 5/8" REBAR WITH NO CAP, OR AS NOTED
- CALCULATED POINT NOTHING FOUND NOTHING SET
- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "1" "C" "PL 5" & "R 16"
- TCHDA THE CROSSING HOA, INC.

SEE SHEET 7

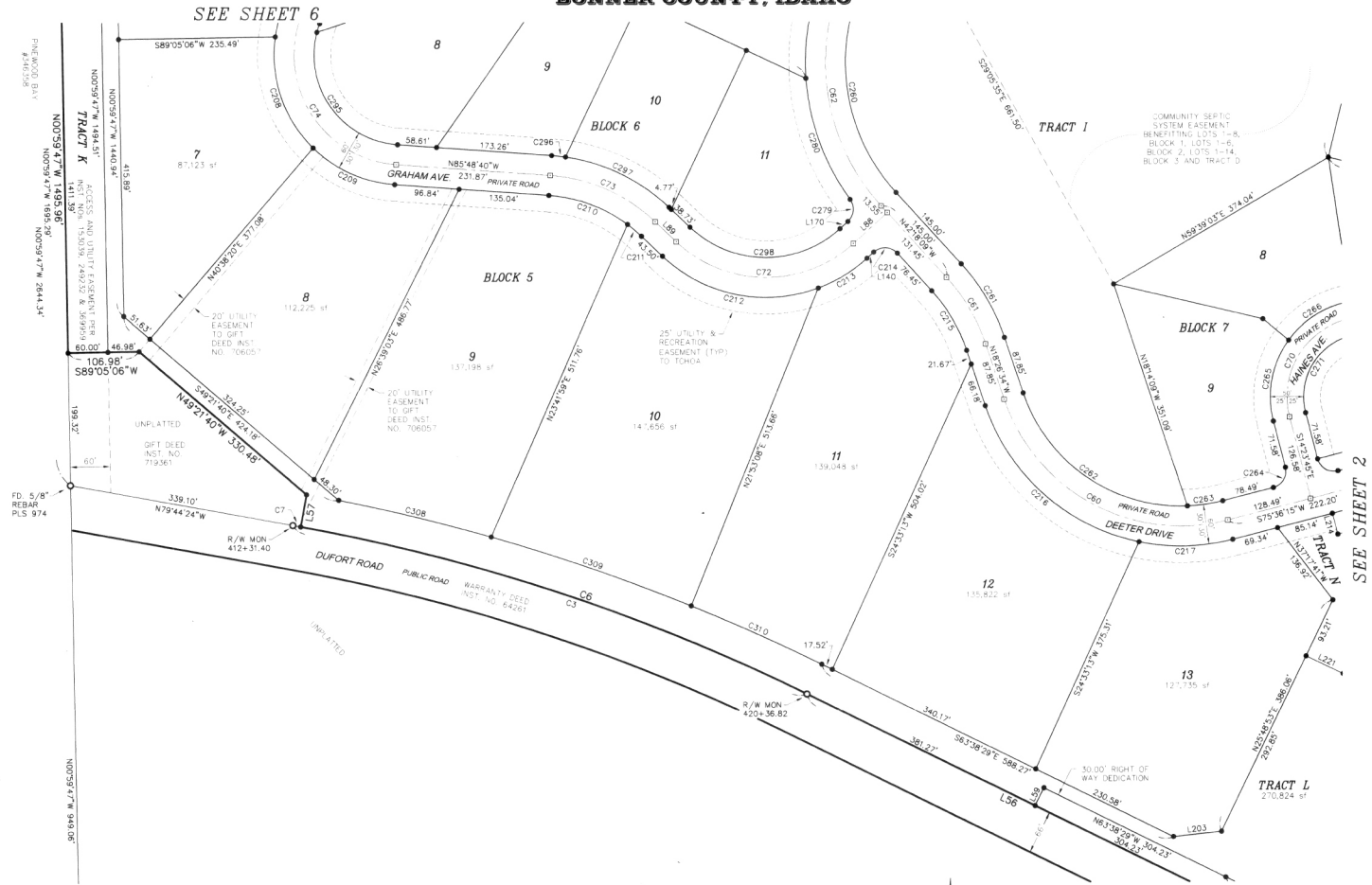
### GRAPHIC SCALE



1296 Polston Ave., Ste. B Post Falls, Idaho 83854 PHONE (208) 773-8370 FAX (208) 777-2128 www.incnorthwest.com			
<b>THE CROSSING</b> BONNER COUNTY, IDAHO			
DRAWN BY: JMW	DATE: 1/9/07	DWG. NO.: #PLATO-60-DWG	SHEET: 6 OF 11
PROJ: 05-024		SCALE: 1"=100'	CK. BY: <i>CSJ</i>

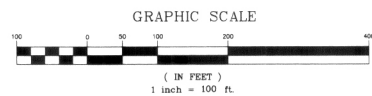
# THE CROSSING

A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



### LEGEND

- FOUND 5/8" REBAR WITH NO CAP, OR AS NOTED
  - CALCULATED POINT NOTHING FOUND NOTHING SET
  - SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "I.N.C. P.L.S. # 936"
- TCHOA THE CROSSING HOA, INC.



1296 Polston Ave., Ste. B  
Post Falls, Idaho 83854  
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FAX (208) 777-2128  
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<b>THE CROSSING</b> BONNER COUNTY, IDAHO			
DRAWN BY: JON	DATE: 1/4/07	DWG. NO.: PLATO-70-DWG	SHEET: 7 OF 11
PROJ: 05-024	SCALE: 1"=100'	CK BY: CJS	

# THE CROSSING

**A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO**

SHEET EIGHT OF ELEVEN

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	185.31	444.4837	164.79	136.088	N33°23'52"	213°24'27"
C2	524.17	2831.79	533.42	264.84	N88°59'58"	103°39'52"
C3	284.58	2897.79	811.80	409.89	N71°41'53"	163°08'22"
C4	283.17	2831.79	441.72	217.16127	S75°38'24"	103°39'52"
C5	1331.00	2831.79	230.94	115.26	S86°58'02"	140°48'28"
C6	802.72	2897.79	800.16	403.95	N71°34'51"	155°21'58"
C7	11.86	2897.79	11.86	5.93	N79°38'02"	171°04'24"
C8	118.12	2801.79	260.25	130.126	S70°06'26"	103°39'52"
C9	248.50	2801.79	248.42	124.33	N71°41'42"	130°54'54"
C10	40.07	2801.79	40.07	20.03	S68°44'40"	174°19'07"
C11	43.04	2801.79	43.04	21.52	S68°44'40"	174°19'07"
C12	190.01	2801.79	189.97	95.04	S65°34'23"	135°08'08"
C13	32.13	1485.30	32.07	16.13	S30°53'47"	124°51'51"
C14	39.13	200.30	39.07	19.93	N33°33'37"	172°50'00"
C15	89.56	200.30	88.81	45.54	N33°33'37"	172°50'00"
C16	30.05	350.30	30.04	15.03	S18°22'41"	145°58'08"
C17	264.88	350.30	258.60	138.14	S40°31'00"	143°21'39"
C18	63.84	45.00	50.71	30.74	N88°08'15"	183°02'22"
C19	7.53	130.00	7.53	3.76	N50°06'30"	131°02'02"
C20	98.11	95.00	93.81	53.94	N16°21'47"	291°20'28"
C21	58.52	55.00	52.80	32.37	S41°12'15"	102°57'36"
C22	47.48	46.02	45.33	25.33	S83°35'02"	189°27'48"
C23	50.59	105.00	50.10	25.79	S45°03'02"	127°38'11"
C24	58.80	63.00	54.78	30.33	S04°07'45"	141°41'28"
C25	28.72	45.00	28.24	14.87	S41°15'29"	263°34'04"
C26	288.29	350.30	286.16	14.55	S63°32'49"	144°14'49"
C27	279.05	350.30	276.92	13.98	N85°28'49"	63°37'14"
C28	106.58	200.30	105.22	51.91	S47°15'33"	131°02'22"
C29	142.59	240.00	140.50	73.47	N34°08'52"	140°24'28"
C30	165.88	240.00	162.80	86.41	N02°40'23"	38°30'08"
C31	105.41	240.00	103.12	51.46	N30°30'31"	102°56'56"
C32	33.74	300.00	33.72	16.89	S38°20'02"	126°26'37"
C33	99.21	300.00	98.76	50.06	S62°38'17"	138°56'53"
C34	67.31	204.00	67.02	44.46	S62°38'17"	138°56'53"
C35	53.38	200.00	53.22	26.85	N49°49'28"	157°13'33"
C36	67.28	160.00	66.78	34.14	S45°20'28"	249°28'28"
C37	143.33	160.00	141.88	71.83	N84°30'02"	183°30'02"
C38	32.98	160.00	32.92	16.55	S56°18'51"	1148°31"
C39	55.51	60.00	53.55	29.92	S72°37'11"	133°00'27"
C40	89.01	60.00	84.98	44.33	N43°33'02"	83°00'00"
C41	39.26	60.00	38.57	20.36	S72°42'07"	111°11'11"
C42	25.86	100.00	25.79	13.00	N46°59'58"	144°03'33"
C43	62.02	100.00	61.03	32.05	N71°10'33"	38°24'21"
C44	152.23	100.00	152.08	76.03	S70°44'53"	144°53'33"
C45	6.18	350.00	6.18	3.09	N50°41'58"	130°40'40"
C46	15.82	100.00	15.80	7.92	N59°44'08"	130°41'41"
C47	21.07	100.00	21.03	10.58	S84°13'46"	120°28'28"
C48	177.87	100.00	167.63	101.66	N73°09'25"	67°58'29"
C49	372.83	270.00	343.91	223.03	S78°44'41"	79°07'01"
C50	60.35	100.00	60.33	30.13	S73°59'10"	343°44'27"
C51	25.35	100.00	25.28	12.74	N67°22'49"	143°12'20"
C52	38.10	100.00	34.92	17.73	S79°15'30"	200°46'42"
C53	39.91	77.00	37.25	18.97	S4333'35"	65°30'36"
C54	35.80	200.00	35.74	19.46	S78°07'14"	100°40'40"
C55	88.99	50.00	77.70	61.72	N44°04'06"	101°38'46"
C56	82.13	50.00	73.20	53.73	N55°22'44"	149°50'50"
C57	248.93	100.00	248.89	124.43	S71°31'26"	28°29'29"
C58	43.03	35.00	43.00	24.71	S27°20'25"	102°28'40"
C59	285.60	200.00	281.95	173.31	N63°02'10"	81°48'11"
C60	420.05	280.00	381.75	268.89	S32°33'37"	84°53'37"
C61	116.80	280.00	115.78	58.16	N30°22'21"	233°13'35"
C62	168.23	300.00	168.25	80.74	S06°20'11"	65°56'56"
C63	50.65	60.00	49.48	25.48	S78°13'46"	120°28'28"
C64	246.33	300.00	236.47	130.58	S35°33'01"	47°02'43"
C65	106.62	300.00	99.56	50.48	S68°37'28"	187°08'07"
C66	200.82	300.00	196.83	99.56	N46°59'58"	144°03'33"
C67	130.01	200.00	127.74	67.40	N87°20'42"	374°14'54"
C68	279.09	250.00	264.82	156.10	S82°42'11"	63°37'46"
C69	183.45	250.00	182.89	92.68	S88°18'21"	59°34'50"
C70	198.01	120.00	176.30	99.91	S32°33'37"	84°53'37"
C71	172.12	120.00	76.80	39.84	N81°26'29"	364°21'58"
C72	292.47	195.00	265.82	181.84	S89°20'03"	80°28'11"
C73	175.55	255.00	171.91	92.37	N66°09'15"	132°48'48"
C74	306.57	165.00	264.34	220.79	S33°34'57"	146°10'27"
C75	173.79	205.00	168.63	92.50	N01°38'23"	483°14'17"
C76	142.11	185.00	128.65	136.44	S70°06'26"	103°39'52"
C77	96.03	205.00	95.54	48.91	S53°12'53"	200°20'25"
C78	60.42	280.00	60.70	30.53	S89°20'03"	127°28'43"
C79	233.02	280.00	232.89	114.46	S32°33'37"	84°53'37"
C80	135.46	280.00	132.89	70.44	N59°38'21"	384°28'25"
C81	229.58	250.00	221.80	123.60	S40°33'46"	126°26'37"
C82	28.58	20.00	28.48	14.39	N89°08'55"	52°38'58"
C83	168.67	300.00	166.46	86.63	S32°33'37"	84°53'37"
C84	220.60	220.00	211.48	120.58	N41°43'01"	57°27'12"
C85	55.72	165.00	55.40	28.18	S21°02'30"	216°57'42"
C86	144.39	165.00	143.72	72.99	S29°29'29"	146°10'27"
C87	80.74	125.00	79.35	41.84	S43°03'09"	170°00'36"
C88	36.60	165.00	36.52	18.38	N50°30'13"	130°28'27"
C89	78.15	25.00	77.48	39.30	S73°59'10"	343°44'27"
C90	52.85	125.00	52.55	26.86	N01°24'39"	241°81'20"

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C91	39.21	25.00	39.21	25.00	S52°52'	255°42'
C92	38.84	60.00	38.26	20.18	S05°12'26"	370°10'52"
C93	36.65	45.00	35.65	19.41	S81°53'16"	46°40'04"
C94	77.52	75.00	74.63	42.66	N78°15'59"	57°38'58"
C95	40.00	40.00	40.00	40.00	S70°06'26"	103°39'52"
C96	50.23	280.00	49.18	26.27	S37°41'30"	419°08'06"
C97	117.23	280.00	116.37	59.48	N48°15'52"	239°16'16"
C98	140.01	280.00	138.26	71.88	S70°06'26"	103°39'52"
C99	10.52	280.00	10.51	5.26	N04°32'44"	270°08'00"
C100	183.25	280.00	177.90	97.26	S27°09'08"	146°10'27"
C101	110.87	280.00	109.89	56.12	S70°06'26"	103°39'52"
C102	32.25	25.00	32.06	18.81	S64°38'10"	73°54'17"
C103	96.04	180.00	186.50	109.02	N70°23'15"	62°24'07"
C104	95.89	240.00	95.35	48.59	S80°33'27"	223°33'33"
C105	235.51	240.00	226.18	126.21	N89°44'32"	56°13'29"
C106	90.00	230.00	90.31	46.25	S73°01'10"	22°28'42"
C107	94.74	80.00	89.30	53.81	N61°43'57"	85°01'24"
C108	26.84	80.00	26.84	14.88	S89°33'38"	81°00'26"
C109	24.09	25.00	23.17	13.07	S63°04'51"	57°12'50"
C110	90.70	80.00	89.92	50.93	N67°15'20"	64°27'34"
C111	70.71	80.00	70.71	41.38	S43°29'50"	219°49'49"
C112	30.50	25.00	28.64	14.77	N83°17'08"	65°34'07"
C113	41.48	300.00	41.43	20.76	N65°39'22"	75°07'07"
C114	301.17	300.00	288.68	164.45	S81°33'28"	67°31'17"
C115	71.62	300.00	71.45	35.98	S46°01'52"	134°40'42"
C116	117.84	120.00	113.16	64.16	N67°18'08"	56°15'50"
C117	39.51	25.00	39.52	25.54	S38°48'41"	90°28'26"
C118	134.15	270.00	132.77	68.49	N89°33'38"	68°08'02"
C119	115.66	300.00	115.07	58.43	N33°30'53"	120°45'34"
C120	8.91	40.00	8.89	4.47	S80°10'34"	242°54'56"
C121	26.89	40.00	26.37	13.43	S70°06'26"	103°39'52"
C122	120.86	82.00	110.23	74.43	N34°19'27"	841°27'37"
C123	29.48	80.00	28.77	15.42	S85°24'35"	42°09'21"
C124	5.12	25.00	5.12	2.56	S70°06'26"	103°39'52"
C125	6.86	40.00	6.85	3.44	S22°44'42"	94°49'43"
C126	51.48	230.00	51.37	25.85	N24°34'33"	127°49'24"
C127	35.76	25.00	35.76	25.79	S70°06'26"	103°39'52"
C128	39.71	85.00	39.35	20.23	N38°14'28"	264°11'11"
C129	38.68	85.00	38.58	19.85	N12°08'10"	263°24'25"
C130	5.90	25.00	5.90	2.95	N25°22'22"	336°30'36"
C131	57.15	85.00	56.08	29.70	S72°42'07"	367°24'11"
C132	53.83	85.00	53.85	27.89	N61°25'39"	160°54'58"
C133	8.52	85.00	8.51	4.26	N82°40'32"	82°50'31"
C134	45.53	85.00	44.49	23.37	S81°33'38"	367°24'11"
C135	48.50	25.00	48.21	24.78	N60°59'48"	110°58'56"
C136	76.24	300.00	75.15	39.25	N17°21'41"	333°36'01"
C137	51.19	350.00	50.84	25.83	S50°06'15"	223°42'42"
C138	34.12	25.00	33.31	17.81	S78°19'29"	78°11'29"
C139	32.33	125.00	32.24	16.25	N46°59'58"	144°03'33"
C140	77.63	125.00	77.63	48.52	S70°06'26"	103°39'52"
C141	142.45	425.00	141.78	71.80	S80°20'32"	191°21'33"
C142	145.44	425.00	144.73	73.44	S68°08'12"	159°28'27"
C143	6.97	425.00	6.97	3.48	S80°18'48"	078°26'12"
C144	6.82	3.31	6.82	3.31	N50°41'58"	130°40'40"
C145	14.09	125.00	14.09	7.05	N54°28'07"	82°28'38"
C146	5.87	125.00	5.87	2.94	N54°28'07"	82°28'38"
C147	31.26	25.00	29.87	18.04	S71°03'10"	374°14'54"
C148	38.40	25.00	37.24	21.64	S85°	

# THE CROSSING

A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CROSSING DEVELOPMENT, INC., AN IDAHO CORPORATION, IS THE OWNER OF RECORD OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "THE CROSSINGS" BEING A PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 55, NORTH, RANGE 4 WEST, AND A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 56, NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 1/4" IRON PIPE MARKING THE NORTH EAST CORNER OF SAID SECTION 1, FROM WHICH A FOUND BRASS CAP, MARKED PLS 974, MARKING THE EAST QUARTER CORNER, OF SAID SECTION 1, BEARS S 00°40'08" E A DISTANCE OF 2843.95 FEET.

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 1, S 00°40'08" E A DISTANCE OF 661.26 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED 9367, SAID POINT BEING THE TRUE POINT OF BEGINNING. FOR THIS DESCRIPTION:

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 1, S 00°40'08" E A DISTANCE OF 661.51 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED 9367;

THENCE, N 89°47'24" W A DISTANCE OF 1333.97 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED 9367;

THENCE, S 00°51'54" E A DISTANCE OF 1258.63 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED 9367, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF DUFOUR ROAD;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF DUFOUR ROAD THE FOLLOWING COURSES:

- 1. 14°5'44" W, HAVING A RADIUS OF 444.48 FEET, AN ARC LENGTH OF 185.21 FEET AND A DELTA OF 23°52'32" WITH A CHORD THAT BEARS N 86°10'35" W A DISTANCE OF 183.87 FEET TO A FOUND RIGHT-OF-WAY MONUMENT MARKED, 435+35.23;
- 2. N 74°5'45" W A DISTANCE OF 282.45 FEET TO A FOUND RIGHT-OF-WAY MONUMENT MARKED, 432+55.11;
- 3. ALONG A CURVE, HAVING A RADIUS OF 2831.79 FEET, AN ARC LENGTH OF 524.17 FEET AND A DELTA OF 10°16'20" WITH A CHORD THAT BEARS N 68°55'59" W A DISTANCE OF 533.42 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED PLS 9367;
- 4. N 63°38'29" W A DISTANCE OF 685.49 FEET TO A FOUND RIGHT-OF-WAY MONUMENT MARKED, 420+36.82;

5. ALONG A CURVE, HAVING A RADIUS OF 2897.79 FEET, AN ARC LENGTH OF 802.72 FEET AND A DELTA OF 15°52'18" WITH A CHORD THAT BEARS N 71°34'51" W A DISTANCE OF 800.16 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED PLS 9367;

THENCE, N 10°29'00" E A DISTANCE OF 49.11 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED PLS 9367;

THENCE, N 49°21'40" W A DISTANCE OF 330.48 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED PLS 9367;

THENCE, S 89°05'06" W A DISTANCE OF 106.98 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED PLS 9367;

THENCE, N 00°59'47" W A DISTANCE OF 1495.96 FEET TO A 5/8" REBAR, 30 IN. LONG, WITH A PLASTIC CAP MARKED PLS 9367;

THENCE, S 89°35'13" E A DISTANCE OF 4.53 FEET TO A FOUND 2" ALUMINUM CAP;

THENCE, N 01°27'25" W A DISTANCE OF 281.99 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, N 88°32'35" E A DISTANCE OF 60.00 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, N 84°54'40" E A DISTANCE OF 294.05 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, S 48°35'50" E A DISTANCE OF 139.49 FEET TO A FOUND 5/8" REBAR, WITH NO CAP;

THENCE, N 86°54'04" E A DISTANCE OF 49.68 FEET TO A FOUND 5/8" REBAR, WITH NO CAP;

THENCE, N 73°17'46" E A DISTANCE OF 70.47 FEET TO A FOUND 1/2" IRON PIPE;

THENCE, N 86°06'55" E A DISTANCE OF 85.33 FEET TO A FOUND 5/8" REBAR, WITH NO CAP;

THENCE, S 87°34'56" E A DISTANCE OF 119.67 FEET TO A FOUND 5/8" REBAR, WITH NO CAP;

THENCE, S 86°18'43" E A DISTANCE OF 335.85 FEET TO A FOUND 5/8" REBAR, WITH NO CAP;

THENCE, S 86°23'43" E A DISTANCE OF 80.19 FEET TO A FOUND 5/8" REBAR, WITH NO CAP;

THENCE, S 86°19'37" E A DISTANCE OF 80.08 FEET TO A FOUND 5/8" REBAR, WITH NO CAP;

THENCE, S 86°18'30" E A DISTANCE OF 79.50 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, N 04°15'43" E A DISTANCE OF 4.14 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, S 86°21'15" E A DISTANCE OF 70.74 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, N 88°39'36" E A DISTANCE OF 92.92 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, N 14°11'27" E A DISTANCE OF 87.66 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

THENCE, N 35°23'20" E A DISTANCE OF 75.86 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367, SAID POINT BEING ALONG THE SOUTH SHORELINE OF PEND OREILLE RIVER;

THENCE ALONG THE SOUTH SHORE OF PEND OREILLE RIVER THE FOLLOWING 34 COURSES:

- 1. S 17°04'59" W A DISTANCE OF 22.30 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 2. S 23°32'27" W A DISTANCE OF 38.76 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 3. S 31°50'14" W A DISTANCE OF 51.99 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 4. S 06°52'20" W A DISTANCE OF 72.52 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 5. S 17°32'45" E A DISTANCE OF 24.88 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 6. S 27°50'48" E A DISTANCE OF 16.55 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 7. S 50°10'38" E A DISTANCE OF 32.06 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 8. S 86°12'36" E A DISTANCE OF 19.95 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 9. N 11°28'07" E A DISTANCE OF 15.11 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 10. N 10°17'49" W A DISTANCE OF 19.01 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 11. N 01°39'14" E A DISTANCE OF 20.72 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 12. N 27°34'40" E A DISTANCE OF 55.08 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 13. N 48°09'53" E A DISTANCE OF 26.92 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- 14. N 80°35'26" E A DISTANCE OF 26.87 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;

- 15. S 81°57'40" E A DISTANCE OF 17.69 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 16. S 81°37'50" E A DISTANCE OF 47.34 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 17. S 73°03'35" E A DISTANCE OF 63.87 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 18. S 87°34'53" E A DISTANCE OF 110.05 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 19. S 84°06'07" E A DISTANCE OF 49.71 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 20. S 57°56'43" E A DISTANCE OF 61.72 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 21. S 55°30'25" E A DISTANCE OF 59.70 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 22. S 60°37'08" E A DISTANCE OF 52.65 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 23. S 65°54'52" E A DISTANCE OF 40.23 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 24. S 58°58'16" E A DISTANCE OF 55.15 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 25. S 86°54'40" E A DISTANCE OF 49.31 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 26. S 89°09'02" E A DISTANCE OF 54.16 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 27. N 84°13'24" E A DISTANCE OF 49.03 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 28. N 78°46'46" E A DISTANCE OF 50.27 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 29. N 89°55'57" E A DISTANCE OF 37.33 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 30. N 81°41'16" E A DISTANCE OF 64.66 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 31. N 87°45'17" E A DISTANCE OF 46.06 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 32. N 82°10'00" E A DISTANCE OF 143.72 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 33. N 74°39'52" E A DISTANCE OF 95.81 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
  - 34. N 62°44'19" E A DISTANCE OF 183.60 FEET TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- THENCE, LEAVING SAID SHORELINE OF PEND OREILLE RIVER, S 00°38'55" E A DISTANCE OF 304.34 FEET TO A FOUND 5/8" REBAR, MARKED PLS 6521;
- THENCE, S 69°49'54" W A DISTANCE OF 159.15 FEET, TO A FOUND 5/8" REBAR, MARKED PLS 6521;
- THENCE, S 00°38'54" E A DISTANCE OF 10.00 FEET, TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- THENCE, S 00°51'54" E A DISTANCE OF 659.90 FEET, TO A 5/8" REBAR, 30 IN. LONG, MARKED PLS 9367;
- THENCE, S 89°52'27" E A DISTANCE OF 1336.21 FEET, TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION.

SAID PARCEL CONTAINING 168.861 ACRES OF LAND, MORE OR LESS.

WATER TO BE SUPPLIED BY A COMMUNITY WATER SYSTEM TO BE OWNED AND MAINTAINED BY THE DUFOUR WATER ASSOCIATION, INC. TRACT N IS TO BE DEDICATED TO THE DUFOUR WATER ASSOCIATION, INC. FOR THE COMMUNITY WATER SYSTEM AS A DOMESTIC WATER LINE AND RESERVOIR LOT. SEWER SERVICE FOR LOTS 1-4, BLOCK 4, LOTS 1-11, BLOCK 5, LOTS 1-17, BLOCK 7; LOTS 1-3, BLOCK 8; LOTS 1-3, BLOCK 9; LOTS 1-2, BLOCK 10; LOTS 11 AND TRACT E TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS LOCATED ON THE RESPECTIVE LOT OR TRACT. SEWER SERVICE FOR LOTS 1-8, BLOCK 1; LOTS 1-8, BLOCK 2 AND LOTS 1-14, BLOCK 3 AND TRACT D TO BE SERVED BY A COMMUNITY DRAINFIELD SYSTEM LOCATED WITHIN THE COMMUNITY SEPTIC SYSTEM EASEMENT ENCUMBERING TRACT L.

TRACT A IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY THE CROSSING HOA, INC. AND IS ENCUMBERED BY A BLANKET ACCESS AND UTILITY EASEMENT. THE ROADS WITHIN THIS SUBDIVISION ARE PRIVATE, AND HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE AT NO EXPENSE TO THE TAXPAYERS AND ARE DEDICATED TO THE PUBLIC BY THE LOT OWNERS AND ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.

A 30.00 FOOT RIGHT-OF-WAY IS HEREBY DEDICATED TO THE PUBLIC ALONG DUFOUR ROAD AS SHOWN HEREON. A 100.00 FOOT RIGHT-OF-WAY IS HEREBY DEDICATED TO THE PUBLIC ALONG WILLOW BAY ROAD AS SHOWN HEREON. THE EASEMENTS NOTED ON THIS PLAN ARE HEREBY DEDICATED TO THE PARTIES AND FOR THE PURPOSES AS SHOWN HEREON.

TRACTS B-W ARE RESERVED FOR OPEN SPACE AND LANDSCAPE BUFFERS TO BE OWNED AND MAINTAINED BY THE CROSSING HOA, INC. AND ARE ENCUMBERED BY BLANKET ACCESS AND UTILITY EASEMENTS IN FAVOR OF THE CROSSING HOA, INC. AND FRANCHISED UTILITIES, INCLUDING DUFOUR WATER ASSOCIATION, INC. ADDITIONALLY, THE CROSSING HOA, INC. SHALL MAINTAIN THE EXISTING VEGETATIVE BUFFER WITHIN TRACT L; IN THE EVENT OF VEGETATIVE DISTURBANCE IN THIS TRACT FOR UTILITY CONSTRUCTION SUCH VEGETATION SHALL BE REPAIRED AND RESTORED FOLLOWING SUCH WORK.

LOTS WITHIN THIS PLAN TO BE SUBJECT TO THE CCAR'S AS RECORDED UNDER INSTRUMENT NOS. 689992 AND 721140. A STORMWATER MANAGEMENT PLAN FOR DEVELOPMENT OF THESE LOTS HAS BEEN FILED WITH BONNER COUNTY PLANNING DEPARTMENT. ALL LOTS SHALL BE DEVELOPED CONSISTENT WITH THE APPROVED PLAN.

ANY WORK INVOLVING FILLING, EXCAVATING, FLOODING OR DRAINING OF EXISTING WETLANDS REQUIRES AN ARMY CORPS OF ENGINEERS, SECTION 404 PERMIT, PRIOR TO BEGINNING WORK.

IN THE EVENT PRE-HISTORIC OR HISTORIC CULTURAL ARTIFACTS OR HUMAN REMAINS ARE UNCOVERED ON SITE, THE LANDOWNER SHALL IMMEDIATELY CONTACT THE IDAHO STATE HISTORICAL SOCIETY AND APPROPRIATE NATIVE AMERICAN TRIBES.

SUBJECT TO ALL EASEMENTS OF RECORD AS FILED UNDER INSTRUMENT NUMBERS: 44523, 64261, 74458, 405436, 151043, 153039, 249232, 361306, 369559, 683249, 706057, 707903.

## NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO  
COUNTY OF Kootenai, ss.  
ON THIS 16th DAY OF January, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JERALD D. HANSEN, KNOWN TO ME TO BE THE PRESIDENT OF CROSSING DEVELOPMENT, INC., AN IDAHO CORPORATION THAT EXECUTED THE INSTRUMENT OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION IS THE SAME, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND NOTARY SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF Idaho  
RESIDING AT: Rathdrum  
MY COMMISSION EXPIRES 9-30-09  
*Jessie L. Smith*  
NOTARY PUBLIC

*Jerald D. Hansen* 1/16/07  
JERALD D. HANSEN, PRESIDENT  
CROSSING DEVELOPMENT, INC., AN IDAHO CORPORATION DATE



1296 Polston Ave., Ste. B  
Post Falls, Idaho 83854  
PHONE (208) 773-8370  
FAX (208) 777-2128  
www.incornwest.com



THE CROSSING  
BONNER COUNTY, IDAHO  
DRAWN BY: JON DATE: 1/9/07 DWG. NO.: \*PLATO-100.DWG SHEET: 10 OF 11  
PROJ: 05-024 NO SCALE INTENDED CK BY: CJT

# THE CROSSING

A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

### PANHANDLE HEALTH DISTRICT 1 APPROVAL

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1336 TO 50-1339 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 10 DAY OF JANUARY 2007

Draai Jackson  
PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 10 DAY OF JANUARY 2007

Draai Jackson  
PANHANDLE HEALTH DISTRICT 1

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED:

DATED THIS 15th DAY OF JANUARY 2007

Marie Marie Marley AICP  
BONNER COUNTY PLANNING DIRECTOR

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BONNER COUNTY, IDAHO DATED THIS 14 DAY OF JANUARY 2007

James Cook  
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

### LIENHOLDERS' CERTIFICATE

THE FOLLOWING BENEFICIARY OF A DEED OF TRUST ON THE PROPERTY DESCRIBED IN THE FOREGOING OWNER'S CERTIFICATE HEREBY AGREES TO THE SUBDIVISION AS SHOWN HEREON.

CROSSING PARTNERSHIP, LLC BY Jacob Johnson ITS Member

MOUNTAIN WEST BANK BY Kim Pierce ITS Vice President

### NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO  
COUNTY OF Bonner SS  
ON THIS 10th DAY OF JANUARY 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Chad Johnson, KNOWN TO ME TO BE THE Member OF CROSSING PARTNERSHIP, LLC, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE FOREGOING LIENHOLDERS' CERTIFICATE ON BEHALF OF CROSSING PARTNERSHIP, LLC, AND ACKNOWLEDGED TO ME THAT CROSSING PARTNERSHIP, LLC, EXECUTED THE SAME IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF Idaho  
RESIDING AT Sandpoint  
MY COMMISSION EXPIRES 8-18-2012

NOTARY Chad Johnson



### NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO  
COUNTY OF Bonner SS  
ON THIS 10th DAY OF JANUARY 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Kim Pierce, KNOWN TO ME TO BE THE Vice President OF MOUNTAIN WEST BANK, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE FOREGOING LIENHOLDERS' CERTIFICATE ON BEHALF OF MOUNTAIN WEST BANK, AND ACKNOWLEDGED TO ME THAT MOUNTAIN WEST BANK, EXECUTED THE SAME, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF Idaho  
RESIDING AT Sandpoint  
MY COMMISSION EXPIRES 8-17-2012

NOTARY Chad Johnson



### COUNTY RECORDER

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER, STATE OF IDAHO, AT THE REQUEST OF CROSSING DEVELOPMENT, INC. THIS 10 DAY OF JANUARY 2007 AT 10:00 O'CLOCK P M AS INSTRUMENT NUMBER 9367 AND DULY RECORDED AT BOOK 2 PAGE 11 OF PLATS.

THARLIE SCOTT  
BY Chad Johnson DEPUTY RECORDER

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE

YEAR 2006 DATED THIS 16th DAY OF JANUARY, 2007.

Cheryl D. Hill  
BONNER COUNTY TREASURER

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF THE CROSSINGS AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 11th DAY OF JANUARY, 2007

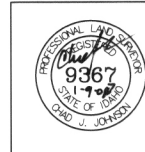
William Stockman  
BONNER COUNTY SURVEYOR

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, AND SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 7th DAY OF JANUARY, 2007.

Chad Johnson  
CHAD J. JOHNSON (P) 9367



1296 Polston Ave., Ste. B  
Post Falls, Idaho 83854  
PHONE (208) 773-8370  
FAX (208) 777-2128  
www.incnorth.com



THE CROSSING  
BONNER COUNTY, IDAHO

DRAWN BY: JOM DATE: 1/9/07 DWG. NO.: MPLATD-110.DWG SHEET: 11 OF 11  
PROJ: 05-024 SCALE: 1"=100' CK BY: lct