**High Country Land Surveying**

**Ben Johnson, PLS 11593**

**419 Cedar Drive**

**Pierce, Idaho 83546**

**208-464-1041**

**hcsurveying@gmail.com**

**Parcel Description**

**for**

**PotlatchDeltic Corporation**

**Bandmill South**

**Parcel 3**

**20.37 Acres**

A parcel of land situate in the West ½ of Section 27, Township 37 North, Range 3 East, Boise Meridian, Clearwater County, State of Idaho, more particularly described as follows:

Commencing at a 2 ½” diameter brass cap monument marking the Southwest corner of said Section 27; thence, along the South boundary line of said Section 27, South 87°32’10” East a distance of 2667.86 feet to a 3 ¼” diameter aluminum cap monument marking the South ¼ corner common to said Section 27 and Section 34; thence, leaving said South boundary line, North 28°12’02” West a distance of 1043.38 feet to a point located on the centerline of an existing access road, said point being the **True Point of Beginning**; thence, leaving said centerline, North 67°45'51" West a distance of 32.72 feet to a set 5/8” diameter by 30” long rebar located on the West right-of-way line of said access road; thence, continuing, North 67°45'51" West a distance of 961.00 feet to a set 5/8” diameter by 30” long rebar located on the East right-of-way line of Badger Ridge Road; thence, continuing, North 67°45'51" West a distance of 30.50 feet to a point located on the centerline of said Badger Ridge Road; thence, along said centerline, around a curve 272.35 foot radius curve to the left through a central angle of 34°21'03" an arc distance of 163.28 feet, said curve having a chord bearing and length of North 16°00'37" East 160.85 feet, to a point; thence North 01°09'54" West a distance of 47.58 feet to a point; thence North 05°16'38" East a distance of 61.66 feet to a point; thence around a 194.93 foot radius curve to the left through a central angle of 33°59'51" an arc distance of 115.67 feet, said curve having a chord bearing and length of North 11°43'17" West 113.98 feet, to a point; thence North 28°43'12" West a distance of 30.09 feet to a point; thence around a 200.78 foot radius curve to the right through a central angle of 31°40'48" an arc distance of 111.02 feet, said curve having a chord bearing and length of North 12°52'49" West 109.61 feet, to a point; thence around a 200.78 foot radius curve to the right through a central angle of 31°40'48" an arc distance of 111.02 feet, said curve having a chord bearing and length of North 18°47'59" East 109.61 feet, to a point; thence North 34°38'23" East a distance of 60.73 feet to a point; thence around a 307.85 foot radius curve to the left through a central angle of 07°34'19" an arc distance of 40.68 feet, said curve having a chord bearing and length of North 30°51'14" East 40.65 feet, to a point; thence, leaving said centerline, South 80°32'21" East a distance of 31.33 feet to a set 5/8” diameter by 30” long rebar located on the East right-of-way line of said Badger Ridge Road; thence, continuing, South 80°32'21" East a distance of 965.25 feet to a set 5/8” diameter by 30” long rebar located on the West right-of-way line of an existing access road; thence, continuing, South 80°32'21" East a distance of 31.53 feet to a point located on the centerline of said access road; thence, along said centerline, around a curve 550.63 foot radius curve to the left through a central angle of 12°53'48" an arc distance of 123.94 feet, said curve having a chord bearing and length of South 15°24'44" East 123.68 feet, to a point; thence South 21°51'38" East a distance of 143.51 feet to a point; thence around a 225.01 foot radius curve to the right through a central angle of 68°26'59" an arc distance of 268.81 feet, said curve having a chord bearing and length of South 12°21'52" West 253.11 feet, to a point; thence South 46°35'21" West a distance of 41.59 feet to a point; thence South 46°35'21" West a distance of 41.59 feet to a point; thence around a 244.61 foot radius curve to the left through a central angle of 27°50'37" an arc distance of 118.87 feet, said curve having a chord bearing and length of South 32°40'03" West 117.71 feet, to a point; thence South 18°44'44" West a distance of 122.10 feet to a point; thence around a 263.54 foot radius curve to the left through a central angle of 20°02'48" an arc distance of 92.21 feet, said curve having a chord bearing and length of South 08°43'20" West 91.74 feet, to a point; thence South 01°18'03" East a distance of 53.43 feet to a point, said point being the **True Point of Beginning**.

Said parcel containing 20.37 acres, more or less.

Together with and subject to any easements written, unwritten, recorded or unrecorded.