

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

*- Accommodation -*

When recorded return ORIGINAL to:  
Idaho Department of Lands  
Attn: Real Estate Services Bureau  
PO Box 83720  
Boise, Idaho 83720-0050

**Instrument # 877414**

BONNER COUNTY, SANDPOINT, IDAHO  
8-7-2015 12:38:44 PM No. of Pages: 87  
Recorded for: FIRST AMERICAN TITLE AND  
Michael W Rosedale Fee: \$0.00  
Ex-Officio Recorder Deputy  
Index to: MISC  
*Randi Flecken*

[\*\*\*THIS INSTRUMENT IS RECORDED TO CORRECT AND CLARIFY INSTRUMENT No. 865285 RECORDED IN BONNER COUNTY, IDAHO, THAT ALL LOTS WITHIN THE SUBJECT SUBDIVISION ARE GRANTED AN EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES OVER, UNDER AND ACROSS ALL ROADS WITHIN THE SUBDIVISION.]

**STATE OF IDAHO  
DECLARATION OF DRIVEWAY AND UTILITY EASEMENT  
STATE SUBDIVISION – COUGAR CREEK  
NO. ES100060**

THIS DECLARATION ("Declaration") is made this 16<sup>th</sup> day of August, 2015, by the STATE BOARD OF LAND COMMISSIONERS, 300 North 6th Street, Suite 103, P.O. Box 83720, Boise, Idaho 83720-0050 ("State").

WHEREAS, the State desires to establish a non-exclusive easement for the benefit of all Lots within the subdivision for ingress and egress and for utilities over, across and under all roads within the subdivision, and an easement for the benefit of any Dominant Lot for ingress and egress and for utilities over, across and under any Driveway located upon any Servient Lot to a subdivision road as described in the Exhibits attached hereto and incorporated herein by reference in STATE SUBDIVISION – COUGAR CREEK, according to the official plat thereof, filed in Book 10 of Plats, at Page 160, Instrument No. 840104, Official Records of Bonner County, Idaho, and to set forth the maintenance responsibilities of the Owners of the Lots.

NOW THEREFORE, the State hereby grants to and for the benefit of all Lots a non-exclusive easement for ingress and egress and for utilities over, under and across all roads within the subdivision, and further grants to and for the benefit of any Dominant Lot an easement for ingress and egress and for utilities over, under and across any Driveway located upon any Servient Lot to a subdivision road, as set forth herein.

**A. Definitions:**

1. "Declaration" shall mean this Declaration of Driveway and Utility Easement.
2. "Dominant Lot" shall mean any identified Lot which has the right of access and utilities over, across and under any other Lot as identified herein.
3. "Driveway" or "Driveways" shall mean the thirty foot (30') wide private driveway(s), or any other private driveway(s) of lesser width identified herein, located upon any Lot (Servient Lot) to provide any other Lot (Dominant Lot) with access and utilities over, across and under said Lot to a subdivision road and are described or visually shown by an Exhibit or Map attached hereto.
4. "Easement" shall mean the perpetual, nonexclusive easement over, across and under the roads within the subdivision and the Driveways for access and utilities created by this Declaration.
5. "Emergency" shall mean a situation that demands unusual or immediate action for the preservation of life or property.
6. "Exhibit" or "Exhibits" shall mean and include any and all attachments to this Declaration, which shall by reference be incorporated herein as if set forth herein in full.

- Accommodation -

When recorded return ORIGINAL to:  
Idaho Department of Lands  
Attn: Real Estate Services Bureau  
PO Box 83720  
Boise, Idaho 83720-0050

[\*\*\*THIS INSTRUMENT IS RECORDED TO CORRECT AND CLARIFY INSTRUMENT No. 865285 RECORDED IN BONNER COUNTY, IDAHO, THAT ALL LOTS WITHIN THE SUBJECT SUBDIVISION ARE GRANTED AN EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES OVER, UNDER AND ACROSS ALL ROADS WITHIN THE SUBDIVISION.]

STATE OF IDAHO  
DECLARATION OF DRIVEWAY AND UTILITY EASEMENT  
STATE SUBDIVISION – COUGAR CREEK  
NO. ES100060

THIS DECLARATION ("Declaration") is made this 10<sup>th</sup> day of August, 2015, by the STATE BOARD OF LAND COMMISSIONERS, 300 North 6th Street, Suite 103, P.O. Box 83720, Boise, Idaho 83720-0050 ("State").

WHEREAS, the State desires to establish a non-exclusive easement for the benefit of all Lots within the subdivision for ingress and egress and for utilities over, across and under all roads within the subdivision, and an easement for the benefit of any Dominant Lot for ingress and egress and for utilities over, across and under any Driveway located upon any Servient Lot to a subdivision road as described in the Exhibits attached hereto and incorporated herein by reference in STATE SUBDIVISION – COUGAR CREEK, according to the official plat thereof, filed in Book 10 of Plats, at Page 160, Instrument No. 840104, Official Records of Bonner County, Idaho, and to set forth the maintenance responsibilities of the Owners of the Lots.

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**A. Definitions:**

1. "Declaration" shall mean this Declaration of Driveway and Utility Easement.
2. "Dominant Lot" shall mean any identified Lot which has the right of access and utilities over, across and under any other Lot as identified herein.
3. "Driveway" or "Driveways" shall mean the thirty foot (30') wide private driveway(s), or any other private driveway(s) of lesser width identified herein, located upon any Lot (Servient Lot) to provide any other Lot (Dominant Lot) with access and utilities over, across and under said Lot to a subdivision road and are described or visually shown by an Exhibit or Map attached hereto.
4. "Easement" shall mean the perpetual, nonexclusive easement over, across and under the roads within the subdivision and the Driveways for access and utilities created by this Declaration.
5. "Emergency" shall mean a situation that demands unusual or immediate action for the preservation of life or property.
6. "Exhibit" or "Exhibits" shall mean and include any and all attachments to this Declaration, which shall by reference be incorporated herein as if set forth herein in full.

7. "Lot" or "Lots" shall mean each Lot separately or all Lots as the context requires located in any Block of STATE SUBDIVISION – COUGAR CREEK, according to the official plat thereof, filed in Book 10 of Plats, at Page 160, Instrument No. 840104, Official Records of Bonner County, Idaho. A Lot designation not followed by a specific Block designation shall refer to said Lot in Block 1. In the event that a Lot the subject of this Declaration is not located in Block 1 of the subdivision, then any such Lot in any other Block of the subdivision shall be identified by Lot number and by Block number in the following manner by way of example: Lot 1 Block 3.

8. "Map" or "Maps" shall mean each visual depiction or representation of the Driveway and any of the Lots via map, picture, drawing, or other such visual representation included as part of any Exhibit attached hereto that is intended to show the location of the Driveway.

9. "Owner" or "Owners" shall mean the record holder of title to any of the Lots described herein. The State shall not be considered an Owner as that term is defined herein for purposes of having any obligation herein with regard to any maintenance or costs of any kind associated with the Driveway upon any of the Lots.

10. "Servient Lot" or "Servient Lots" shall mean each and every identified Lot over which any other Lot has the right of access and utilities over, across and under for the benefit of the Dominant Lot.

11. "Utility", "Utilities" or "utilities" shall mean any and all utility lines, appurtenances, and facilities including without limitation, gas, electricity, telephone service, water service, sewer service, and television receiving.

**B. Access and Utility Easement:**

1. Each Dominant Lot and all Servient Lots are specifically set forth in Exhibit "A".

**C. Maintenance:**

1. All Driveway and Utility construction, reconstruction, and maintenance work shall comply with all applicable federal, state, and local laws, rules and regulations.

2. The Owners shall share in the costs of maintaining, repairing, replacing, and improving the Driveway, with all decisions as to the incurring of such costs to be made by the unanimous consent of the Owners over any relevant shared portion of the Driveway. If unanimous consent is not reached, the Owner desiring to perform the work shall pay for it.

3. The Easement shall also be for the installation, operation, repair, maintenance, and replacement of such normal and reasonable Utilities as may be necessary to service any Lot; provided however, that all such lines and facilities shall be installed and maintained below ground level at a safe depth as determined by applicable code and marked for easy identification. All costs of operating, maintaining, repairing, and replacing the lines and facilities benefitting any applicable Lot shall be borne by the Owner of any such Lot so benefitted, and the Owner of any other Lot not benefitting therefrom, shall have no obligation to maintain or repair or to contribute to the maintenance or repair of any such lines and facilities benefitting any other Lot. Maintenance of any Utilities that benefit more than one Lot shall be shared equally by all equally benefited Lots.

4. Notwithstanding the foregoing, in the event of an Emergency, the Owner of any Lot may perform emergency maintenance without the consent of any other Lot Owner. The Owner of the Lot paying for such Emergency maintenance shall be entitled to reimbursement of any portion of such reasonable costs from the Owner of any other Lot benefited by the emergency maintenance for the reasonable share of the cost of such emergency maintenance, repair, replacement, or improvement.

5. WHETHER OR NOT THE STATE CONTINUES TO OWN ANY OF THE LOTS OR AFTER ANY OF THE LOTS HAVE BEEN CONVEYED, THE STATE SHALL HAVE NO OBLIGATION TO PERFORM MAINTENANCE OF THE DRIVEWAY OR UTILITIES OR TO CONTRIBUTE TO ANY OF THE COSTS OF MAINTENANCE OF THE DRIVEWAY OR UTILITIES IN THE EVENT OF AN EMERGENCY OR OTHERWISE. ALL SUCH COSTS SHALL BE PAID BY THE OWNERS AS PROVIDED HEREIN. HOWEVER, IF THE STATE EFFECTS EMERGENCY OR OTHER REASONABLY NECESSARY REPAIRS OR MAINTENANCE, THEN THE STATE SHALL HAVE A RIGHT OF CONTRIBUTION AGAINST ANY OTHER OWNER OF ANY OTHER LOT BENEFITED BY SUCH REPAIR OR MAINTENANCE.

**D. Restrictions on Improvements:**

1. Other than the Driveway and Utilities, no structures or other improvements may be constructed or placed on or within the Driveway. Existing structures and/or improvements encroaching within the Driveway may remain, but shall not be replaced within the Driveway if destroyed or removed. No existing structures and/or improvements may be enlarged to encroach within the Driveway.

**E. Perpetual Easement:**

1. This Declaration, the Easement established herein, and the obligations, covenants and restrictions set forth herein shall be perpetual in duration.

**F. No Merger:**

1. Notwithstanding that the State currently owns all or the majority of the Lots, it is recognized that the interests in the Endowment Land and Lots are separate and distinct, and that the State intends that the provisions hereof shall be of full force and effect, and that the Easement provided herein shall not be deemed merged or extinguished.

**G. Default:**

1. If the Owner of any Lot shall fail to timely pay its share of the costs as provided herein or shall otherwise fail to perform any of its obligations under this Declaration, the State or any other affected Owner shall have the right to pursue any right or remedy available at law or in equity to collect the sum due to it. THE STATE SHALL HAVE NO LIABILITY FOR A DEFAULT BY ANY OWNER, AND THE OWNERS WAIVE ALL CLAIMS AGAINST THE STATE.

**H. Governing Law:**

1. The interpretation and enforcement of this Declaration shall be according to the laws of the State of Idaho.

**I. Severability:**

1. The invalidity or unenforceability of any provision hereof shall not limit or affect the validity or enforceability of any other provision.

**J. Runs with Land; Amendment:**

1. The obligations, covenants, easements and restrictions contained in this Declaration shall be binding upon the Lots; shall inure to the benefit of the Lots, the Dominant Lot, the Owners and the State (as long as the State owns any of the Lots, or any portion thereof); shall constitute covenants that run with the land; and shall be amended, modified, or terminated, if at all, only by the written agreement of the Owners of any affected Lot and the State (as long as the State owns any of the Lots).

**K. Owners' Covenants:**

1. Owners shall comply with all applicable federal, state, and local laws, rules and regulations.
2. Each Owner shall defend, indemnify, and hold harmless the State (as long as the State owns any Lot, or portion thereof), and its officers, agents, and employees, and the other Owners of other affected Lots against and from any and all demands, claims, liabilities, expenses, attorneys' fees, and losses, of every nature whatsoever, arising directly or indirectly, or claimed to arise from or in any way connected to any use of any Driveway or portion thereon, except to the extent any of the same result from the State's or any other Owner's gross negligence or breach of obligations under this Declaration. **Nothing herein shall be deemed a waiver of sovereign immunity, which immunity is hereby reserved to the State.** No Owner shall install any gate on, in or across, or fence the Driveway, or any portion thereof, without the prior written authorization from all other affected Owner(s) of any affected Lot and the State (as long as the State owns any affected Lot).

**L. Authority:**

1. This Easement is issued by the authority of the Idaho Const. Article IX, §§ 7 and 8, and Idaho Code Title 58 Chapter 6.

**M. Acceptance:**

1. Each Owner of any Lot by acceptance of a deed or lease therefor, whether or not it shall be so expressed in such deed or lease, shall be deemed to covenant and agree to the terms of this Declaration.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the State Board of Land Commissioners has caused these presents to be executed by its President, the Governor of the State of Idaho, and countersigned by the Secretary of State and the Director of the Idaho Department of Lands.

THE STATE BOARD OF LAND COMMISSIONERS



Governor of the State of Idaho and President  
of the State Board of Land Commissioners

Countersigned:



Secretary of the State



Director, Idaho Department of Lands

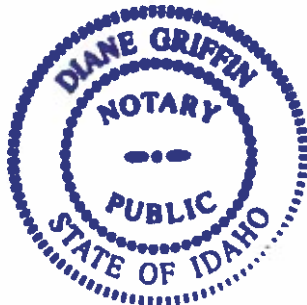



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THE STATE OF IDAHO     )  
  ) ss.  
COUNTY OF ADA         )

On this 6<sup>th</sup> day of August, 2015, before me, a Notary Public in and for said State, personally appeared C.L. "BUTCH" OTTER, known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners; LAWRENCE E. DENNEY, known to me to be the Secretary of State for the State of Idaho; and THOMAS M. SCHULTZ, JR., known to me to be the Director of Department of Lands of the State of Idaho, that executed the same instrument and acknowledged to me that such State of Idaho and the State Board of Land Commissioners executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year written above.



  
NOTARY PUBLIC for Idaho  
Residing at Bonae, Idaho  
My Commission expires:  
February 27, 2021

**EXHIBIT "A"**

**COUGAR CREEK SUBDIVISION**

Lot 1, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 1.

Lot 2, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 Lots, to Cavanaugh Bay Road as described on the attached Exhibit 2.

Lot 3, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 3.

Lot 4, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 4.

Lot 5, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Arnold Drive as described on the attached Exhibit 5.

Lot 6, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 7, 8, 9, 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 6.

Lot 7, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 8, 9, 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 7.

Lot 8, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 9, 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 8.

Lot 9, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 10, 11, 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 9.

Lot 10, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 11, 12, 13, and 14 and State Endowment land, as the

Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 10.

Lot 11, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 12, 13, and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 11.

Lot 12, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 13 and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 12.

Lot 13, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 14 and State Endowment land, as the Servient Lot, to Cavanaugh Bay Road as described on the attached Exhibit 13.

Lot 14, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 13 and 15 and State Endowment land, as the Servient Lot, to Cavanaugh Bay Road as described on the attached Exhibit 14.

Lot 15, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 13 and 14 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 15.

Lot 16, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 13, 14, and 15 and State Endowment land, as the Servient Lots, to Cavanaugh Bay Road as described on the attached Exhibit 16.





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGOON GROUP



GATEWAY MAPPING INC.

EXHIBIT 1  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 1, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the southeast corner of said Lot 1; thence South 73°41'50" West along the south line of said Lot 1, 342.44 feet, more or less, to the POINT OF BEGINNING.

thence leaving said south line of Lot 1, and along said centerline the following thirty (30) courses:

1. 28.96 feet along the arc of a non-tangent curve to the left, having a radius of 150.00 feet, through a central angle of 11°03'37", said curve having a long chord which bears South 3°28'50" East a chord distance of 28.91 feet;
2. 240.72 feet along the arc of a compound curve to the left, having a radius of 500.00 feet, through a central angle of 27°35'03", said curve having a long chord which bears South 22°48'10" East a chord distance of 238.40 feet;
3. 90.80 feet along the arc of a reverse curve to the right, having a radius of 500.00 feet, through a central angle of 10°24'18", said curve having a long chord which bears South 31°23'32" East a chord distance of 90.68 feet;
4. South 26°11'23" East, 76.56 feet;
5. 65.25 feet along the arc of a curve to the right, having a radius of 125.00 feet, through a central angle of 29°54'28", said curve having a long chord which bears South 11°14'09" East a chord distance of 64.51 feet;
6. 52.97 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°21'02", said curve having a long chord which bears South 11°27'26" East a chord distance of 52.35 feet;
7. South 26°37'57" East, 156.21 feet;
8. 18.56 feet along the arc of a curve to the right, having a radius of 75.00 feet, through a central angle of 14°10'32", said curve having a long chord which bears South 19°32'41" East a chord distance of 18.51 feet;
9. South 12°27'25" East, 297.19 feet;
10. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
11. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
12. South 15°41'29" East, 105.74 feet;

13. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;
14. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;
15. South 6°59'12" East, 99.64 feet;
16. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
17. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
18. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
19. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
20. North 47°17'17" East, 24.20 feet;
21. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
22. North 31°58'03" East, 99.89 feet;
23. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
24. South 26°26'45" East, 45.09 feet;
25. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
26. South 34°03'34" East, 35.22 feet;
27. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
28. South 14°07'38" East, 116.72 feet;
29. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;
30. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 1 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

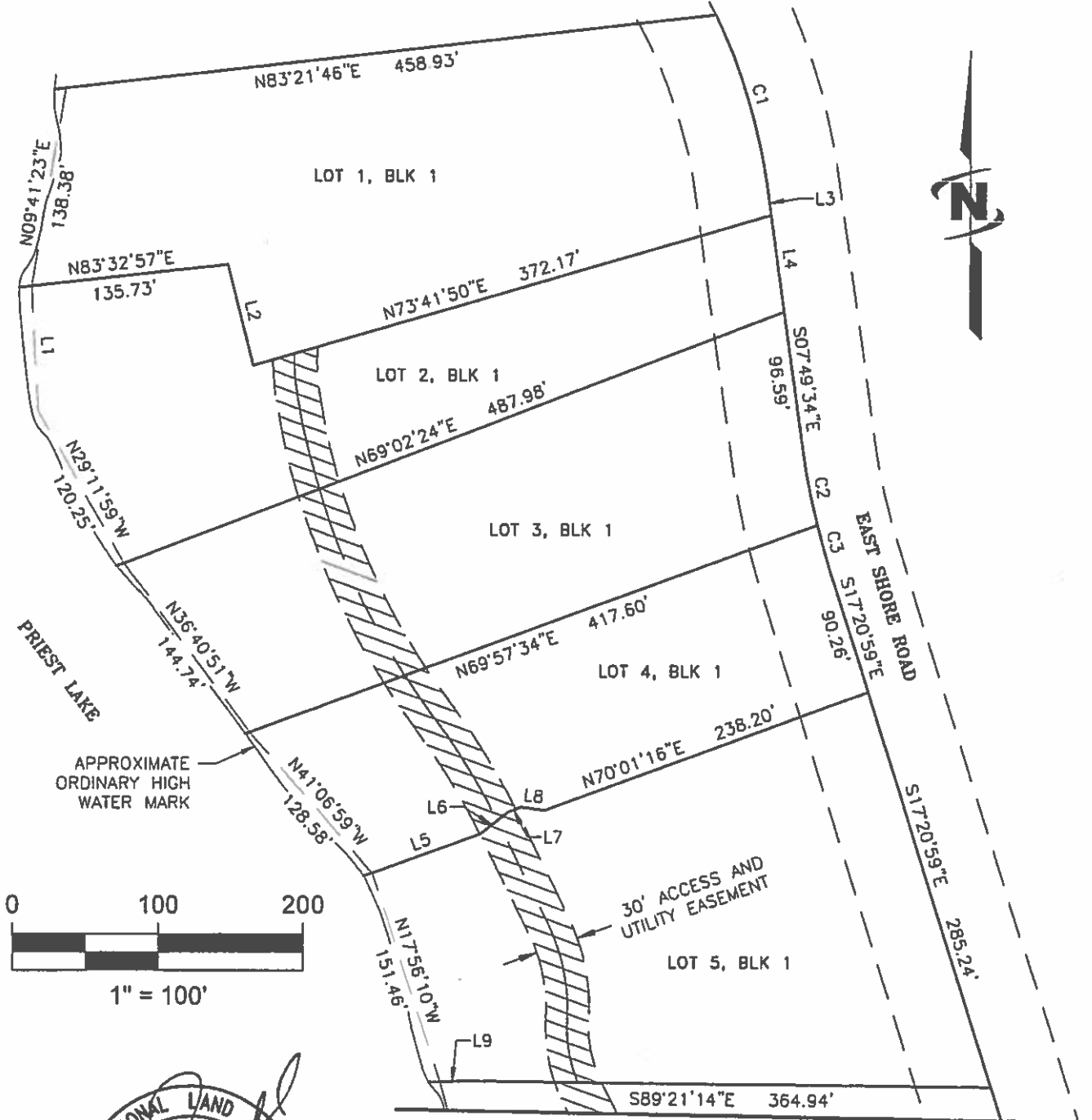
*Jeremy Russell*

Digitally signed on:  
August 15, 2013



Page 2 of 2

08/15/2013 10:01:17 AM



Digitally signed on:  
 August 15, 2013

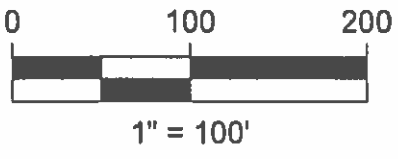
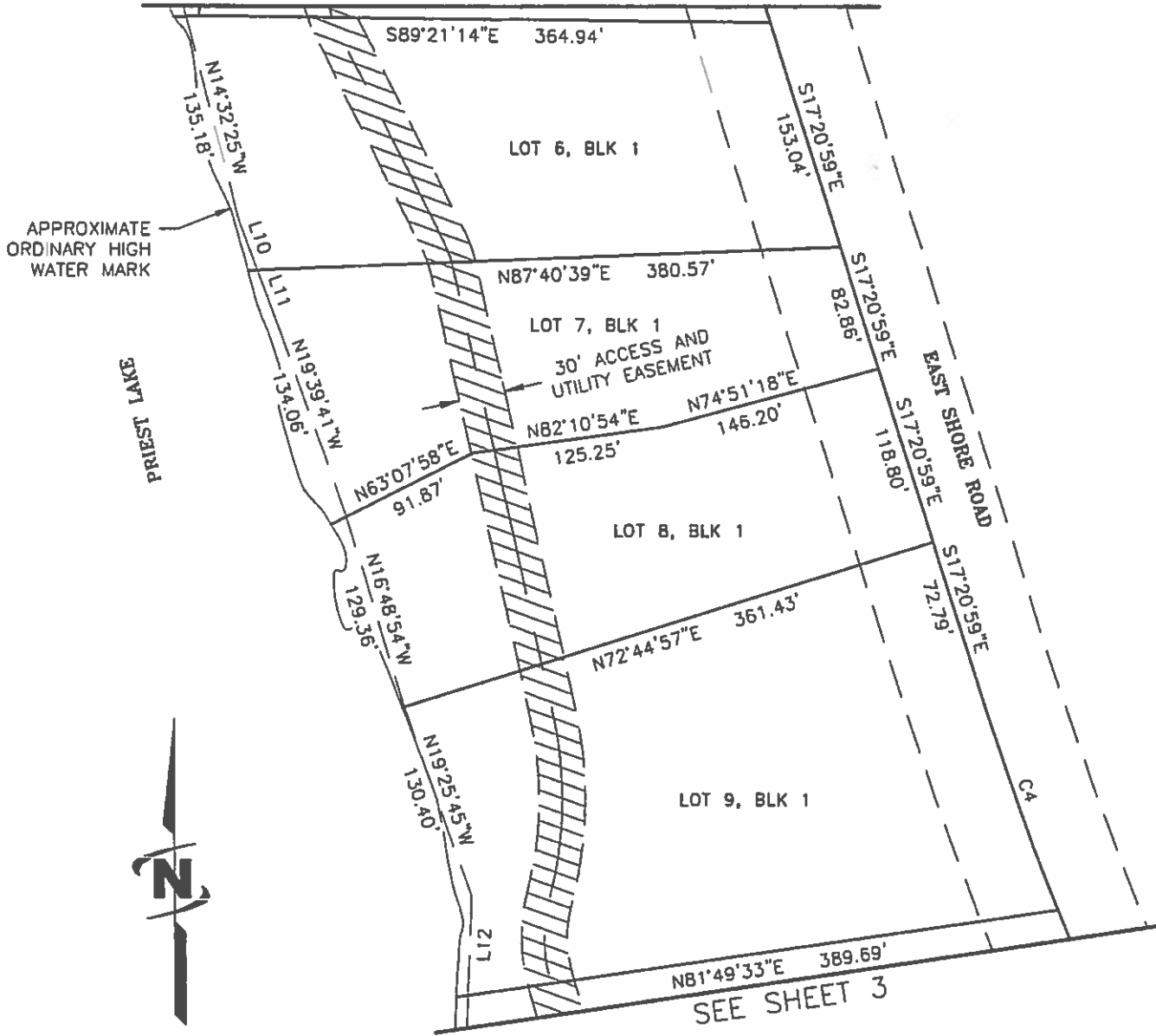


Engineers • Surveyors • Planners


**EXHIBIT 1**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 1, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

CAD FILE COUGAR\_11\_01

SEE SHEET 1



**LEGEND**

 ACCESS AND UTILITY EASEMENT

*Ceremy Russell*

Digitally signed on:  
August 15, 2013



Engineers • Surveyors • Planners

**EXHIBIT 1**  
**ACCESS AND UTILITY EASEMENT**  
LOT 1, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, 8.M. SHT. 2

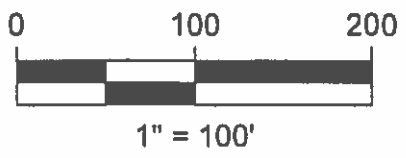
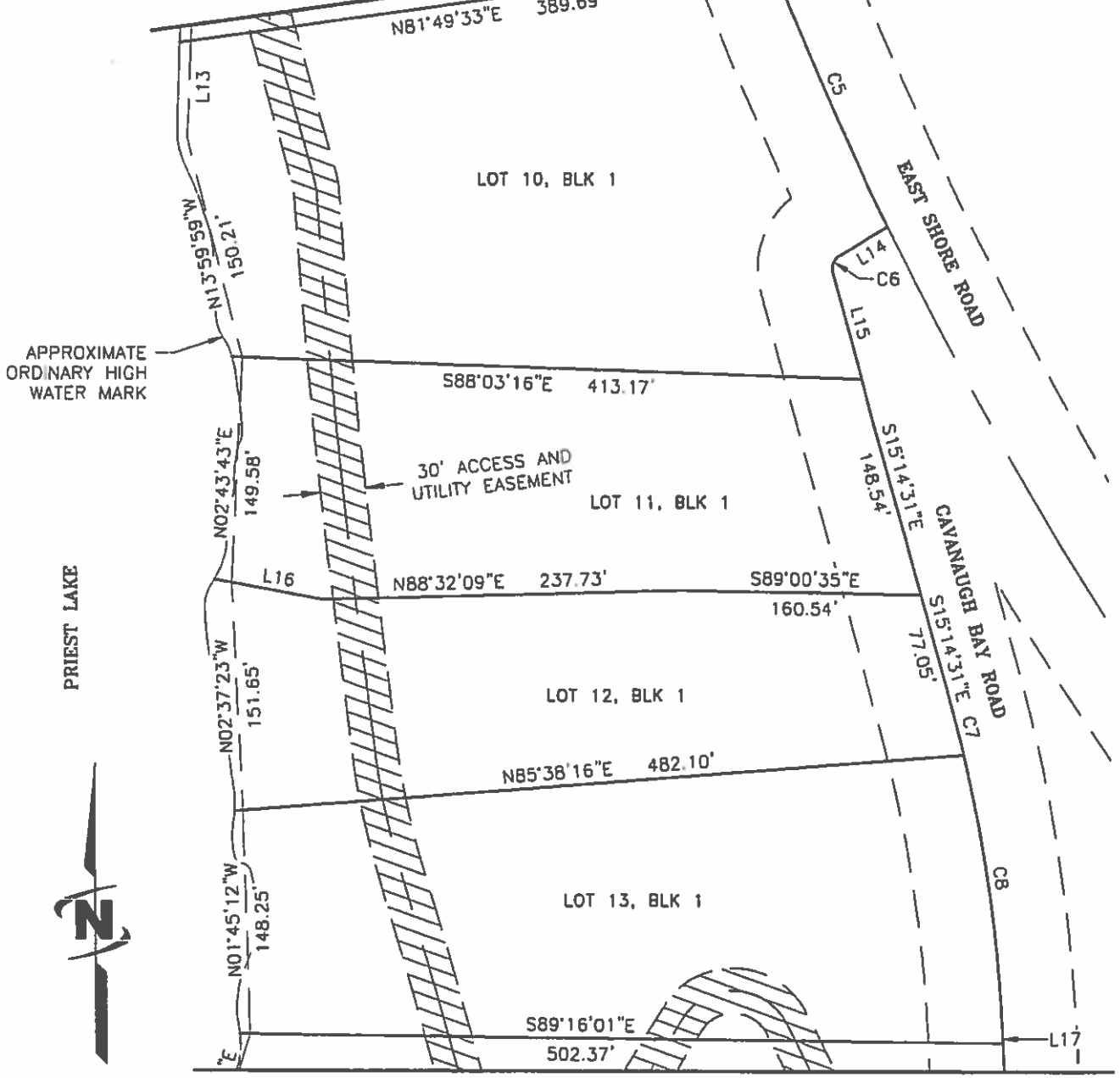
DATE PUBLISHED: 8/15/2013

**LEGEND**



ACCESS AND UTILITY EASEMENT

SEE SHEET 2



*Jeremy Russell*

Digitally signed on:  
August 15, 2013



**EXHIBIT 1**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 1, BLOCK 1, STATE SUBDIVISION-COUGAR  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3

FILE: COUGAR\_1.B1

DATE: 08-14-2013 10:40

SEE SHEET 3

APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE

N17°26'56"E  
101.57'

589'16'01"E  
502.37'

L17

S75°24'34"E  
346.94'

30' ACCESS AND  
UTILITY EASEMENT

LOT 14, BLK 1

S02°45'17"E  
168.03'

566.62'

219.68'

C9

STATE OF IDAHO  
TRUST LAND

CANAUGH BAY ROAD

**LEGEND**



ACCESS AND UTILITY EASEMENT



1" = 100'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



Engineers • Surveyors • Planners

**EXHIBIT 1  
ACCESS AND UTILITY EASEMENT**

LOT 1, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 4

CAD FILE: COUGAR\_L1\_01

DATE PLOTTED: 8/15/2013

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	124.91'	400.00'	17°53'33"	S16°46'20"E	124.41'
C2	52.81'	500.00'	6°03'05"	S10°51'06"E	52.78'
C3	30.30'	500.00'	3°28'21"	S15°36'49"E	30.30'
C4	180.09'	2500.00'	4°07'38"	S19°24'48"E	180.05'
C5	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C6	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C7	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C8	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C9	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N3°02'54"W	86.25'
L2	S14°17'10"E	71.72'
L3	S7°49'34"E	19.37'
L4	S7°49'34"E	67.39'
L5	N70°01'14"E	78.79'
L6	S51°57'50"W	24.67'
L7	N70°01'14"E	9.54'
L8	S82°41'02"E	16.67'
L9	N87°54'25"E	16.35'
L10	N20°22'50"W	36.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N20°22'50"W	36.46'
L12	N2°07'12"E	64.58'
L13	N2°07'12"E	64.58'
L14	S58°45'11"W	37.39'
L15	S15°14'31"E	73.59'
L16	S79°33'12"E	61.96'
L17	S2°45'17"E	9.00'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



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CAD FILE: COUGAR.LT\_B1

**EXHIBIT 1**  
**ACCESS AND UTILITY EASEMENT**  
LOT 1, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 5



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT 2  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 2, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 3; thence South 69°02'24" West along the north line of said Lot 3, 344.09 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 3, and along said centerline the following twenty-nine (29) courses:

1. 174.15 feet along the arc of a non-tangent curve to the left, having a radius of 500.00 feet, through a central angle of 19°57'21", said curve having a long chord which bears South 26°37'01" East a chord distance of 173.27 feet;
2. 90.80 feet along the arc of a reverse curve to the right, having a radius of 500.00 feet, through a central angle of 10°24'18", said curve having a long chord which bears South 31°23'32" East a chord distance of 90.68 feet;
3. South 26°11'23" East, 76.56 feet;
4. 65.25 feet along the arc of a curve to the right, having a radius of 125.00 feet, through a central angle of 29°54'28", said curve having a long chord which bears South 11°14'09" East a chord distance of 64.51 feet;
5. 52.97 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°21'02", said curve having a long chord which bears South 11°27'26" East a chord distance of 52.35 feet;
6. South 26°37'57" East, 156.21 feet;
7. 18.56 feet along the arc of a curve to the right, having a radius of 75.00 feet, through a central angle of 14°10'32", said curve having a long chord which bears South 19°32'41" East a chord distance of 18.51 feet;
8. South 12°27'25" East, 297.19 feet;
9. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
10. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
11. South 15°41'29" East, 105.74 feet;
12. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;
13. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;



14. South 6°59'12" East, 99.64 feet;
15. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
16. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
17. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
18. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
19. North 47°17'17" East, 24.20 feet;
20. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
21. North 31°58'03" East, 99.89 feet;
22. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
23. South 26°26'45" East, 45.09 feet;
24. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
25. South 34°03'34" East, 35.22 feet;
26. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
27. South 14°07'38" East, 116.72 feet;
28. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;
29. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 3 and the westerly right-of-way of Cavanaugh Bay Road.

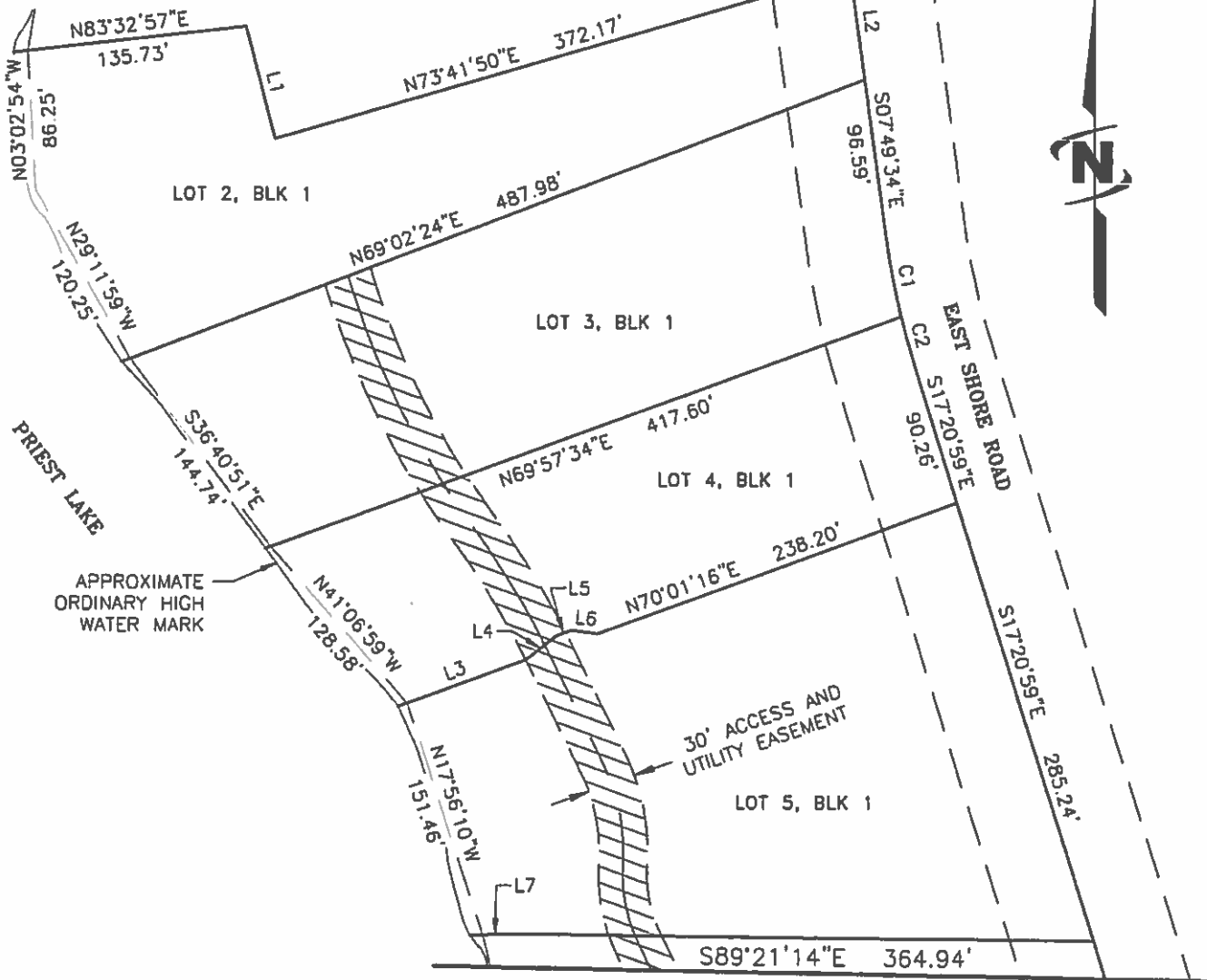
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



DATE PLOTTED: 8/15/2013

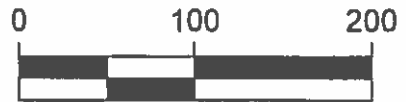


**LEGEND**

 ACCESS AND UTILITY EASEMENT

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



1" = 100'

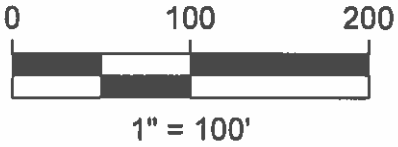
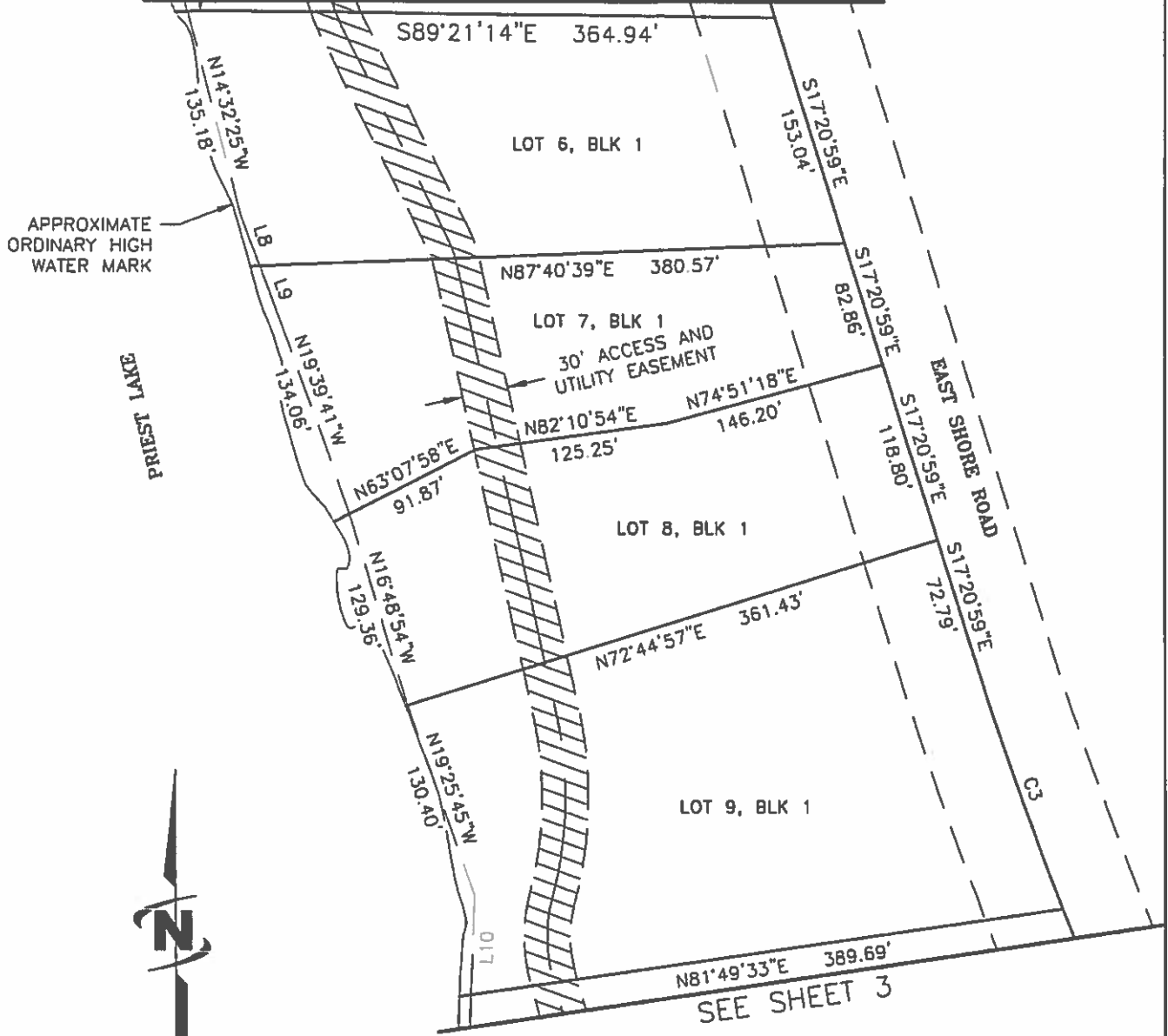


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**EXHIBIT 2**  
**ACCESS AND UTILITY EASEMENT**  
LOT 2, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

CAD FILE: CUGAR\_22.DWG

SEE SHEET 1



**LEGEND**

 ACCESS AND UTILITY EASEMENT

*Jeremy Russell*

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August 15, 2013



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**EXHIBIT 2**  
**ACCESS AND UTILITY EASEMENT**  
LOT 2, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

Small vertical text on the left margin.

SEE SHEET 2

N81°49'33"E 389.69'

LOT 10, BLK 1

S88°03'16"E 413.17'

30' ACCESS AND UTILITY EASEMENT

LOT 11, BLK 1

N88°32'09"E 237.73'

S89°00'35"E 160.54'

LOT 12, BLK 1

N85°38'16"E 482.10'

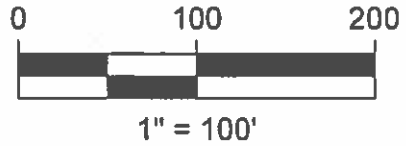
LOT 13, BLK 1

S89°16'01"E 502.37'

SEE SHEET 4

APPROXIMATE ORDINARY HIGH WATER MARK

PRIEST LAKE



**LEGEND**



ACCESS AND UTILITY EASEMENT

*Jeremy Russell*

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August 15, 2013



**EXHIBIT 2**  
**ACCESS AND UTILITY EASEMENT**  
LOT 2, BLOCK 1, STATE SUBDIVISION-COUGAR  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3

Small text at the bottom left corner: CAD FILE COUGAR\_2\_B1

Small text at the bottom left corner: Eng neers • Surveyors • Planners

MapLAB-1100047

### LEGEND



ACCESS AND UTILITY EASEMENT

SEE SHEET 3

APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE

$N17^{\circ}26'56''E$   
101.57'

$S89^{\circ}16'01''E$   
502.37'

$S75^{\circ}24'34''E$

566.62'

30' ACCESS AND  
UTILITY EASEMENT

LOT 14, BLK 1

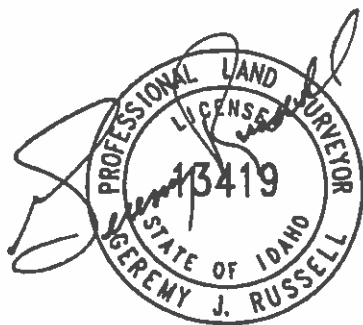
L15

$S02^{\circ}45'17''E$   
168.03'

CB

CAVANAGH BAY ROAD

STATE OF IDAHO  
TRUST LAND



Digitally signed on:  
August 15, 2013



1" = 100'



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### EXHIBIT 2 ACCESS AND UTILITY EASEMENT

LOT 2, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 4

0441 (08/11) (7/20/07)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S14°17'10"E	71.72'
L2	S7°49'34"E	67.39'
L3	N70°01'14"E	78.79'
L4	N51°57'50"E	24.67'
L5	N70°01'14"E	9.54'
L6	S82°41'02"E	16.67'
L7	N87°54'25"E	16.35'
L8	N20°22'50"W	36.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N20°22'50"W	36.46'
L10	N2°07'12"E	64.58'
L11	N2°07'12"E	64.58'
L12	S58°45'11"W	37.39'
L13	S15°14'31"E	73.59'
L14	S79°33'12"E	61.96'
L15	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.81'	500.00'	6°03'05"	S10°51'06"E	52.78'
C2	30.30'	500.00'	3°28'21"	S15°36'49"E	30.30'
C3	180.09'	2500.00'	4°07'38"	S19°24'48"E	180.05'
C4	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C5	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C6	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C7	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C8	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



**EXHIBIT 2**  
**ACCESS AND UTILITY EASEMENT**  
LOT 2, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 5



J·U·B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 3  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 3, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 4; thence South 69°57'34" West along the north line of said Lot 4, 303.51 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 4, and along said centerline the following twenty-nine (29) courses:

1. 32.20 feet along the arc of a non-tangent curve to the left, having a radius of 500.00 feet, through a central angle of 3°41'24", said curve having a long chord which bears South 34°44'59" East a chord distance of 32.20 feet;
2. 90.80 feet along the arc of a reverse curve to the right, having a radius of 500.00 feet, through a central angle of 10°24'18", said curve having a long chord which bears South 31°23'32" East a chord distance of 90.68 feet;
3. South 26°11'23" East, 76.56 feet;
4. 65.25 feet along the arc of a curve to the right, having a radius of 125.00 feet, through a central angle of 29°54'28", said curve having a long chord which bears South 11°14'09" East a chord distance of 64.51 feet;
5. 52.97 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°21'02", said curve having a long chord which bears South 11°27'26" East a chord distance of 52.35 feet;
6. South 26°37'57" East, 156.21 feet;
7. 18.56 feet along the arc of a curve to the right, having a radius of 75.00 feet, through a central angle of 14°10'32", said curve having a long chord which bears South 19°32'41" East a chord distance of 18.51 feet;
8. South 12°27'25" East, 297.19 feet;
9. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
10. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
11. South 15°41'29" East, 105.74 feet;
12. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;

13. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;
14. South 6°59'12" East, 99.64 feet;
15. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
16. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
17. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
18. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
19. North 47°17'17" East, 24.20 feet;
20. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
21. North 31°58'03" East, 99.89 feet;
22. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
23. South 26°26'45" East, 45.09 feet;
24. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
25. South 34°03'34" East, 35.22 feet;
26. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
27. South 14°07'38" East, 116.72 feet;
28. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;
29. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 4 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

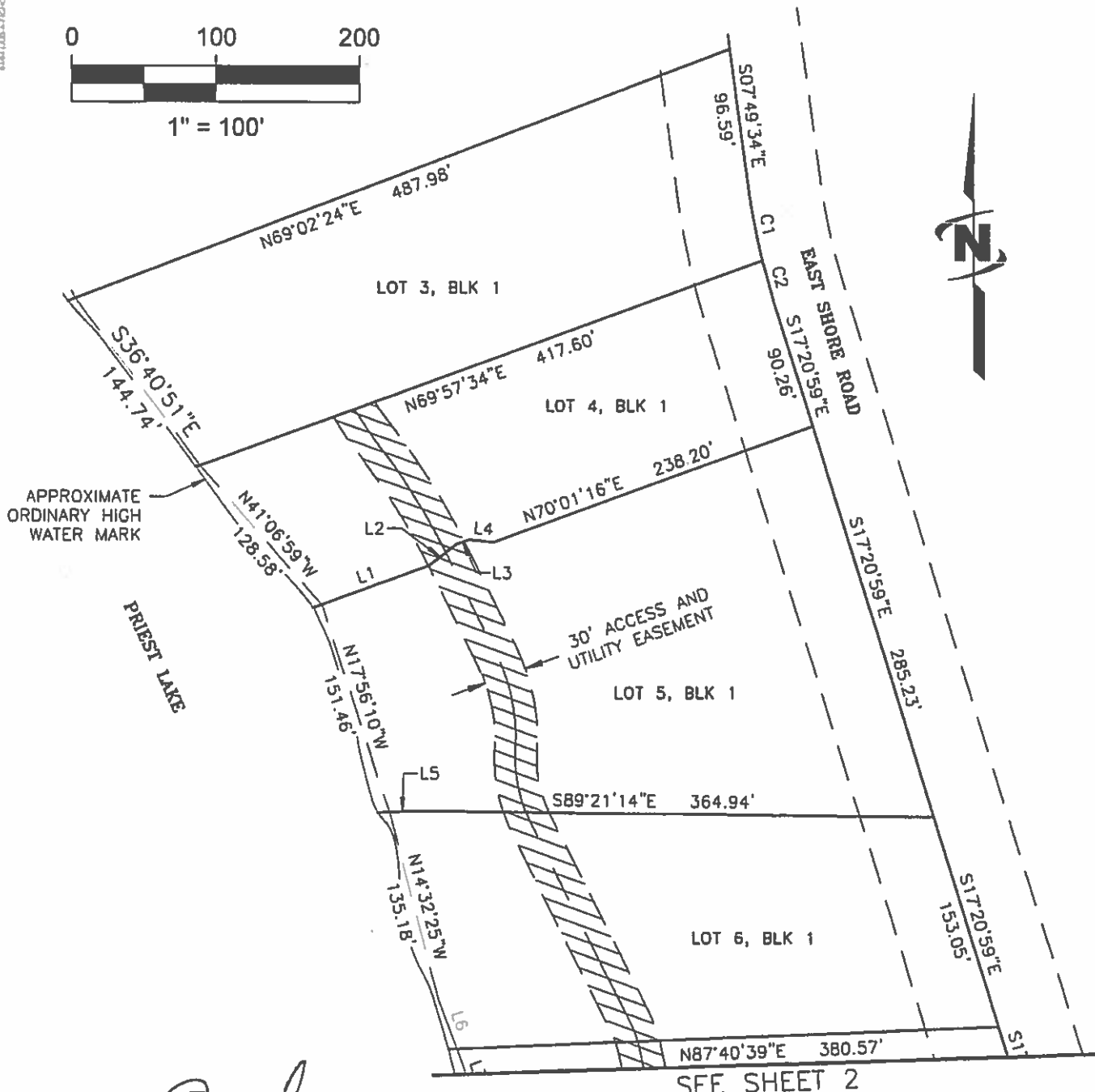
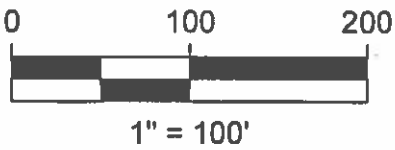
*Sammy Russell*

Digitally signed on:  
August 15, 2013





1308217100



APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE

30' ACCESS AND  
UTILITY EASEMENT

SEE SHEET 2



Digitally signed on:  
August 15, 2013

**LEGEND**



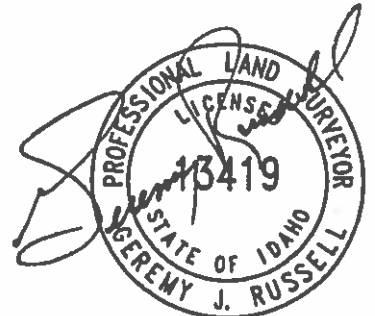
ACCESS AND UTILITY EASEMENT



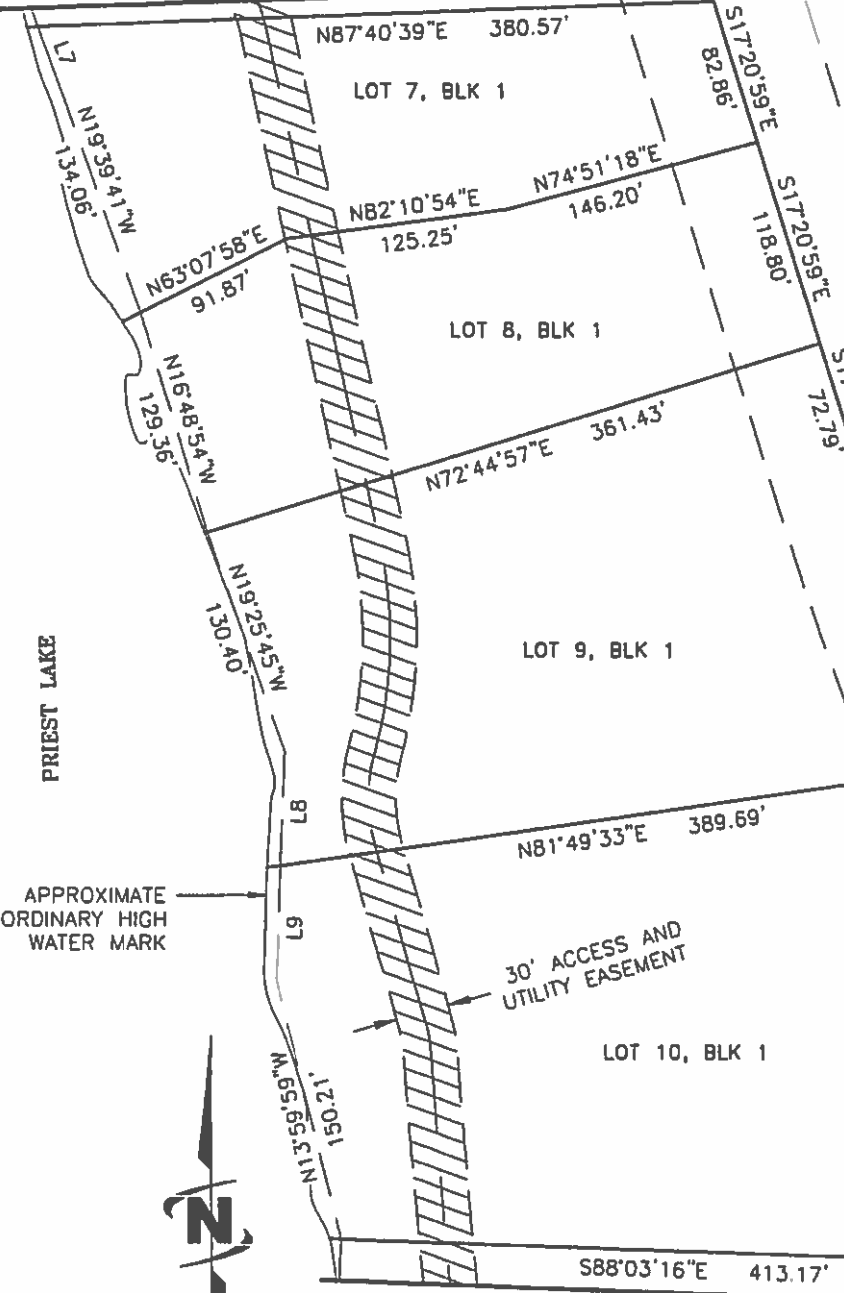
**EXHIBIT 3**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 3, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

DATE: 12/16/13 11:28:00

SEE SHEET 1



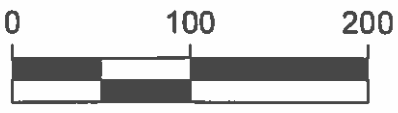
Digitally signed on:  
August 15, 2013



PRIEST LAKE

APPROXIMATE  
ORDINARY HIGH  
WATER MARK

30' ACCESS AND  
UTILITY EASEMENT



1" = 100'

**LEGEND**



ACCESS AND UTILITY EASEMENT

SEE SHEET 3



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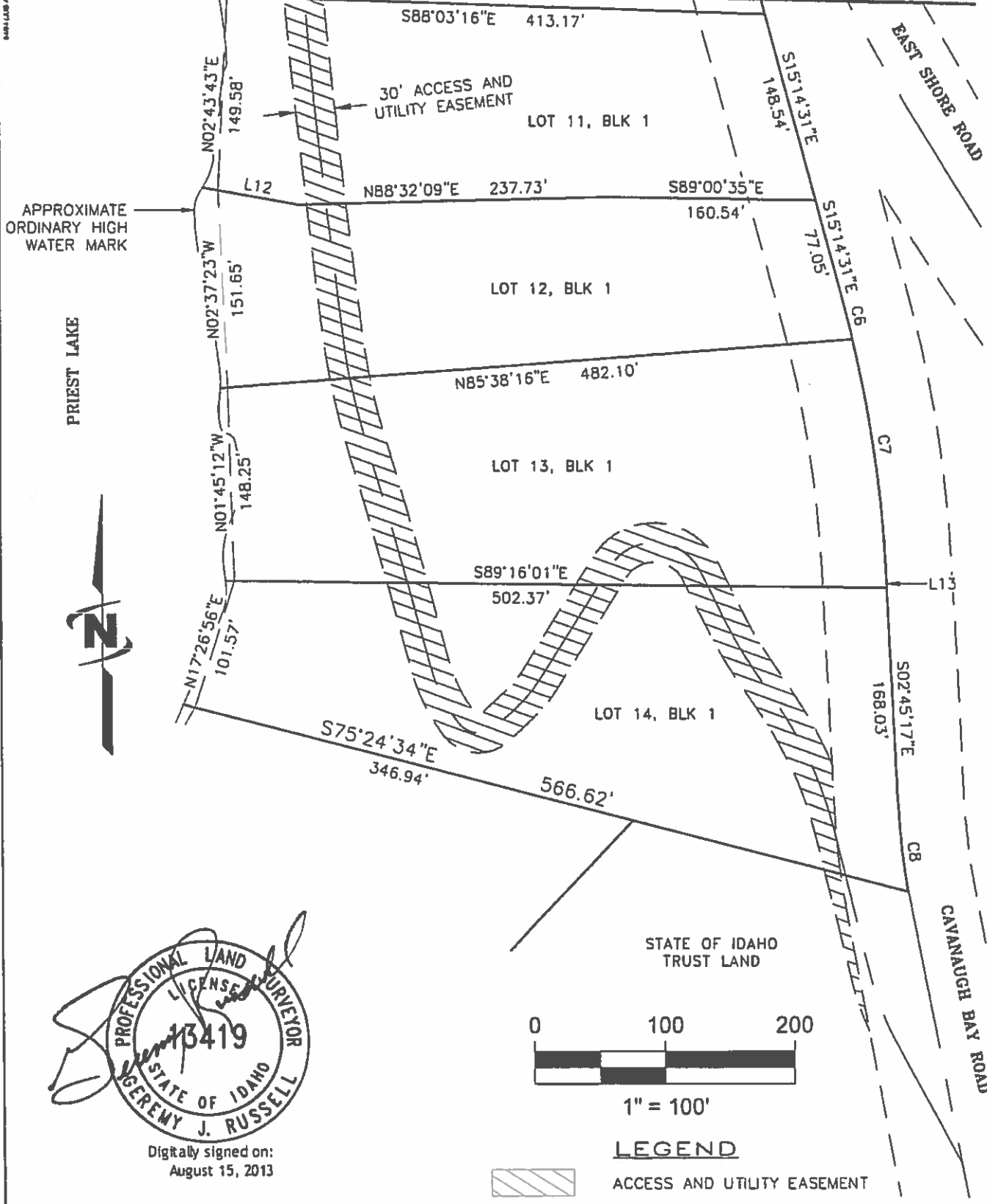
**EXHIBIT 3  
ACCESS AND UTILITY EASEMENT**

LOT 3, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

CAD FILE: COUGAR\_13\_01

140001-001

SEE SHEET 2



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August 15, 2013



**EXHIBIT 3**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 3, BLOCK 1, STATE SUBDIVISION-COUGAR  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3

CAD FILE COUGAR\_L3.B1

Engineers • Surveyors • Planners

DATE PLOTTED: 7/26/2013

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N70°01'14"E	78.79'
L2	N51°57'50"E	24.67'
L3	N70°01'14"E	9.54'
L4	S82°41'02"E	16.67'
L5	N87°54'25"E	16.35'
L6	N20°22'50"W	36.46'
L7	N20°22'50"W	36.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N2°07'12"E	64.58'
L9	N2°07'12"E	64.58'
L10	S58°45'11"W	37.39'
L11	S15°14'31"E	73.59'
L12	S79°33'12"E	61.96'
L13	S2°45'17"E	9.00'

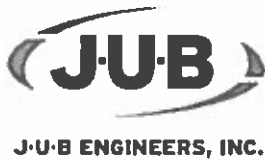
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.81'	500.00'	6°03'05"	S10°51'06"E	52.78'
C2	30.30'	500.00'	3°28'21"	S15°36'49"E	30.30'
C3	180.09'	2500.00'	4°07'38"	S19°24'48"E	180.05'
C4	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C5	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C6	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C7	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C8	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



**EXHIBIT 3**  
**ACCESS AND UTILITY EASEMENT**  
LOT 3, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 4



J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 4  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 4, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 20113, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 5 (from which the southeast corner of said Lot 5 bears South 17°20'59" East, 285.23 feet); thence South 71°01'24" West, 184.73 feet, more or less, to a point along the north line of said Lot 5, said point being the POINT OF BEGINNING.

thence leaving the north line of said Lot 5 and along said centerline the following twenty-seven (27) courses:

1. South 26°11'23" East, 81.31 feet;
2. 65.25 feet along the arc of a curve to the right, having a radius of 125.00 feet, through a central angle of 29°54'28", said curve having a long chord which bears South 11°14'09" East a chord distance of 64.51 feet;
3. 52.97 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°21'02", said curve having a long chord which bears South 11°27'26" East a chord distance of 52.35 feet;
4. South 26°37'57" East, 156.21 feet;
5. 18.56 feet along the arc of a curve to the right, having a radius of 75.00 feet, through a central angle of 14°10'32", said curve having a long chord which bears South 19°32'41" East a chord distance of 18.51 feet;
6. South 12°27'25" East, 297.19 feet;
7. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
8. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
9. South 15°41'29" East, 105.74 feet;
10. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;
11. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;
12. South 6°59'12" East, 99.64 feet;
13. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;

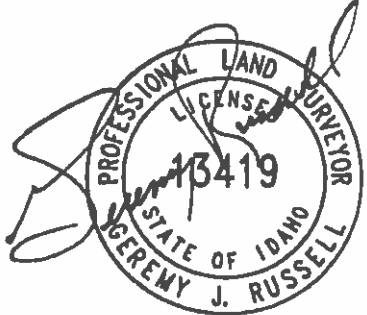
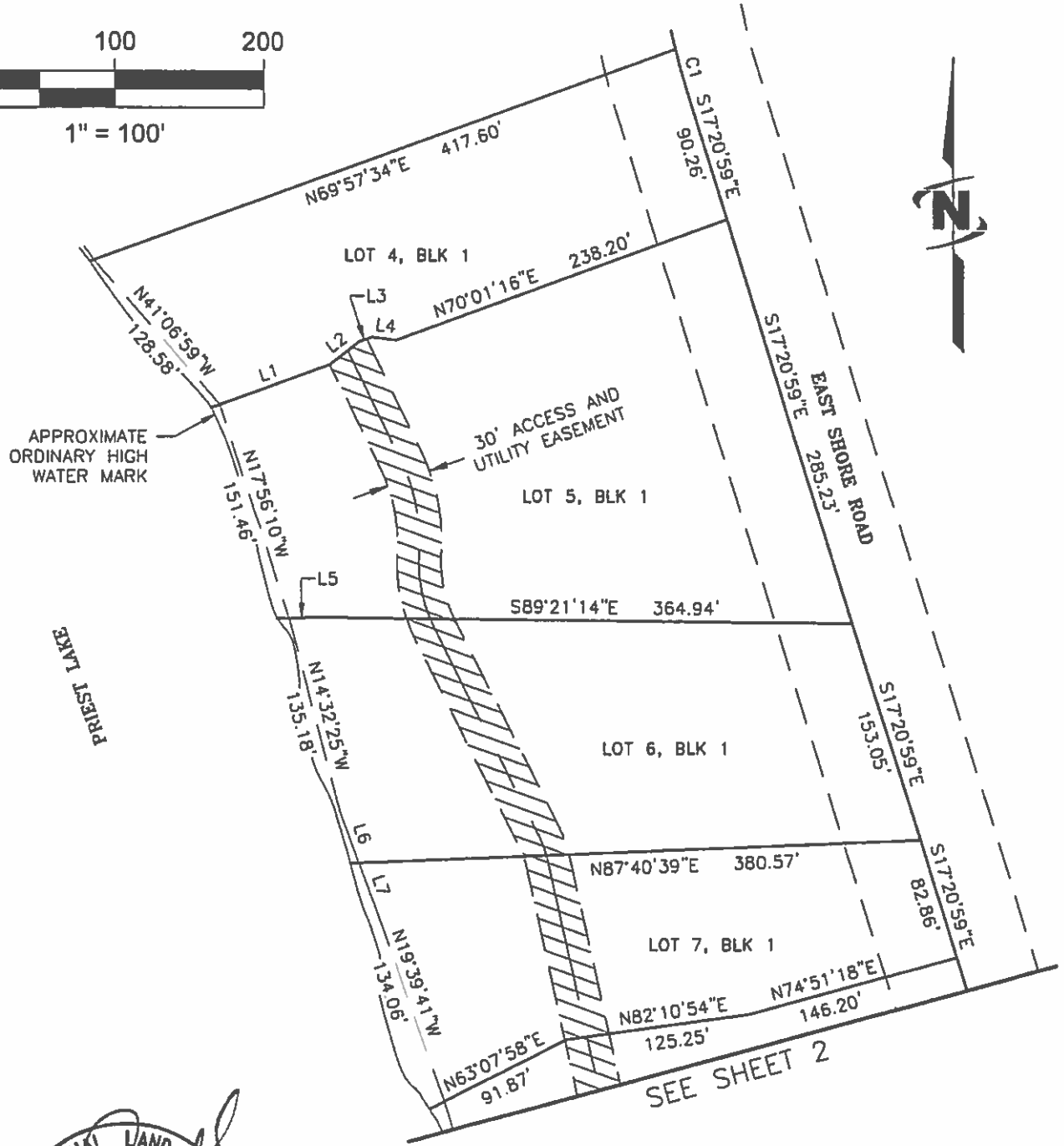
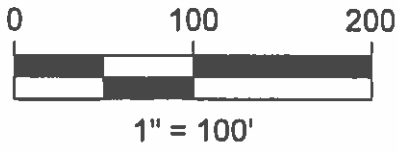
14. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
15. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
16. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
17. North 47°17'17" East, 24.20 feet;
18. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
19. North 31°58'03" East, 99.89 feet;
20. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
21. South 26°26'45" East, 45.09 feet;
22. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
23. South 34°03'34" East, 35.22 feet;
24. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
25. South 14°07'38" East, 116.72 feet;
26. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;
27. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 5 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

*Jeremy Russell*

Digitally signed on:  
August 15, 2013





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August 15, 2013

**LEGEND**

 ACCESS AND UTILITY EASEMENT



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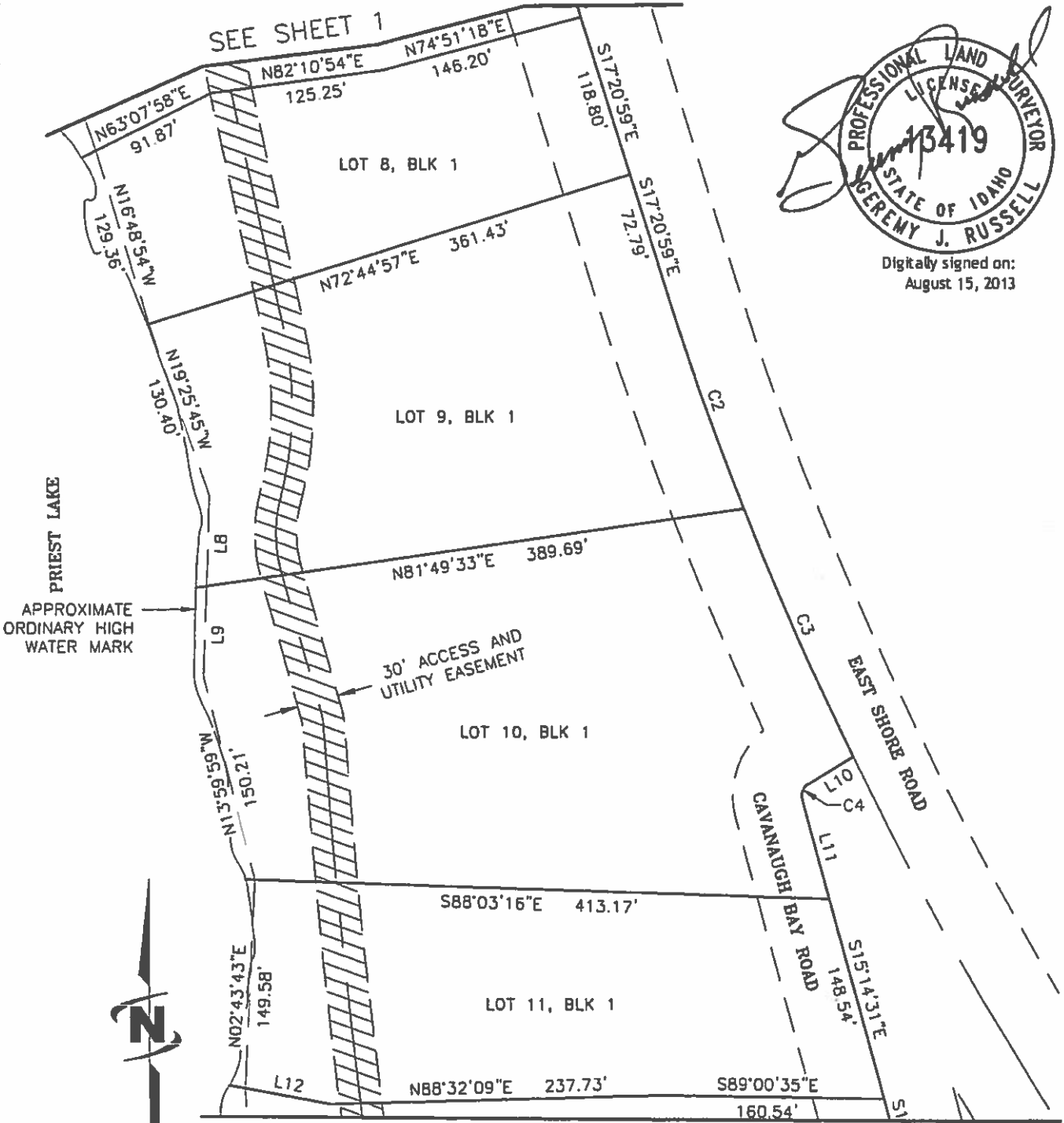
**EXHIBIT 4**  
**ACCESS AND UTILITY EASEMENT**  
LOT 4, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

DATE PLOTTED: 08/15/2013

SEE SHEET 1

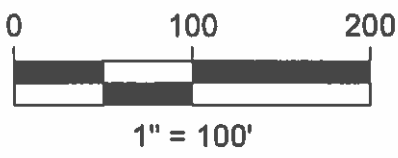



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August 15, 2013



PRIEST LAKE  
APPROXIMATE  
ORDINARY HIGH  
WATER MARK

30' ACCESS AND  
UTILITY EASEMENT



**LEGEND**  
 ACCESS AND UTILITY EASEMENT

SEE SHEET 3



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**EXHIBIT 4**  
**ACCESS AND UTILITY EASEMENT**  
LOT 4, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

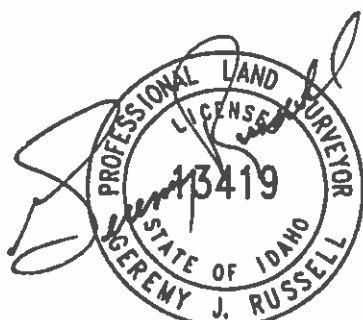
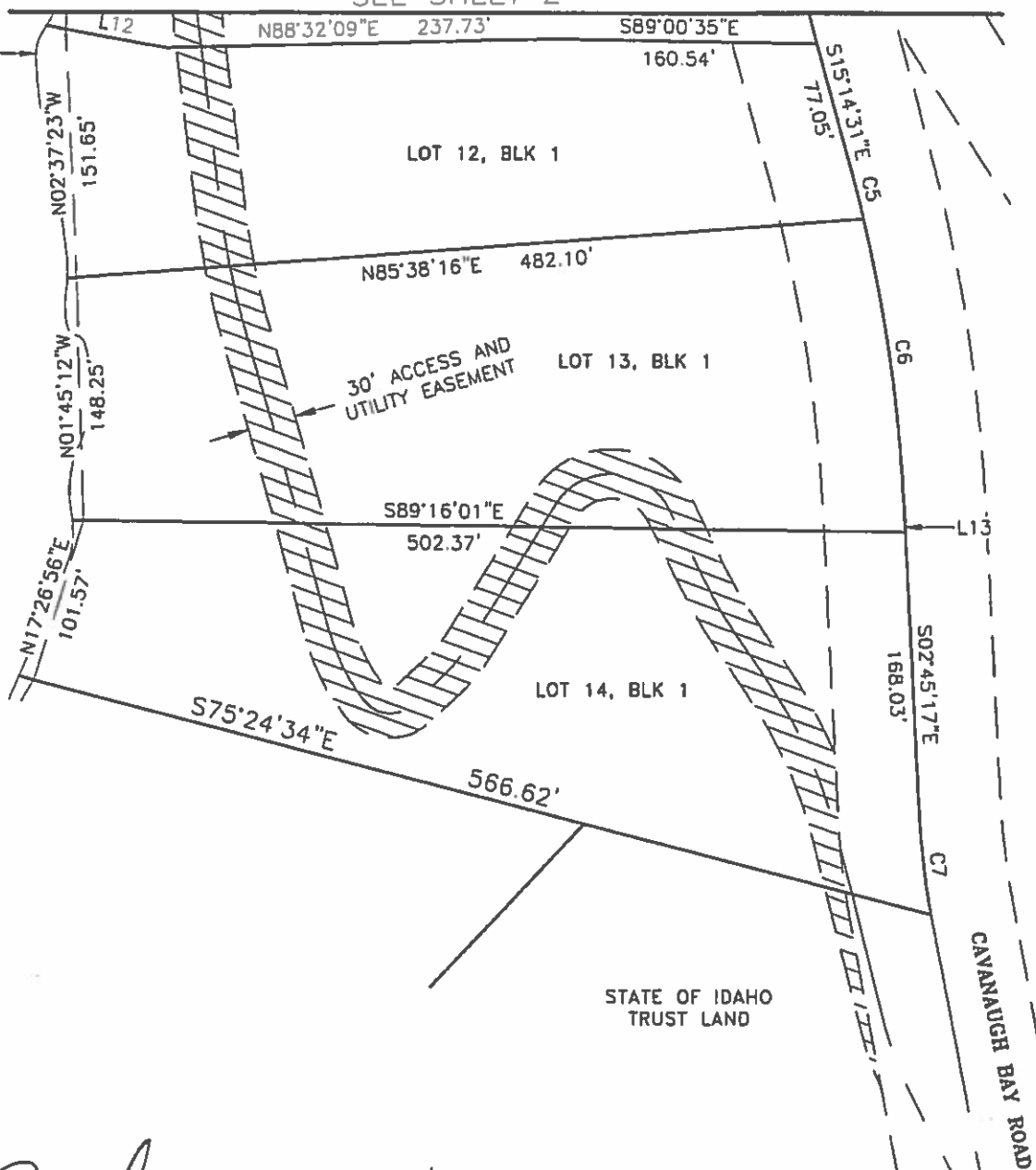
CA01111 COUGAR\_14\_01



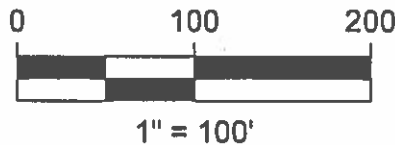
SEE SHEET 2

APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE



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August 15, 2013



**LEGEND**



ACCESS AND UTILITY EASEMENT



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**EXHIBIT 4**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 4, BLOCK 1, STATE SUBDIVISION-COUGAR  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3

UNSCALED

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N70°01'14"E	78.79'
L2	N51°57'50"E	24.67'
L3	N70°01'14"E	9.54'
L4	S82°41'02"E	16.67'
L5	N87°54'25"E	16.35'
L6	N20°22'50"W	36.46'
L7	N20°22'50"W	36.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N2°07'12"E	64.58'
L9	N2°07'12"E	64.58'
L10	S58°45'11"W	37.39'
L11	S15°14'31"E	73.59'
L12	S79°33'12"E	61.96'
L13	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.30'	500.00'	3°28'21"	S15°36'49"E	30.30'
C2	180.09'	2500.00'	4°07'38"	S19°24'48"E	180.05'
C3	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C4	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C5	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C6	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C7	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

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August 15, 2013



CAD FILE: COUGAR.L1.B1

**EXHIBIT 4**  
**ACCESS AND UTILITY EASEMENT**  
LOT 4, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 4



J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 5  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 5, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 6 thence North 89°21'14" West along the north line of said Lot 6, 286.03 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 6, and along said centerline the following twenty-five (25) courses:

1. 7.46 feet along the arc of a non-tangent curve to the left, having a radius of 100.00 feet, through a central angle of 4°16'36", said curve having a long chord which bears South 24°29'40" East a chord distance of 7.46 feet;
2. South 26°37'57" East, 156.21 feet;
3. 18.56 feet along the arc of a curve to the right, having a radius of 75.00 feet, through a central angle of 14°10'32", said curve having a long chord which bears South 19°32'41" East a chord distance of 18.51 feet;
4. South 12°27'25" East, 297.19 feet;
5. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
6. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
7. South 15°41'29" East, 105.74 feet;
8. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;
9. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;
10. South 6°59'12" East, 99.64 feet;
11. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;

12. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
13. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
14. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
15. North 47°17'17" East, 24.20 feet;
16. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
17. North 31°58'03" East, 99.89 feet;
18. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
19. South 26°26'45" East, 45.09 feet;
20. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
21. South 34°03'34" East, 35.22 feet;
22. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
23. South 14°07'38" East, 116.72 feet;
24. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;
25. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 6 and the westerly right-of-way of Cavanaugh Bay Road.

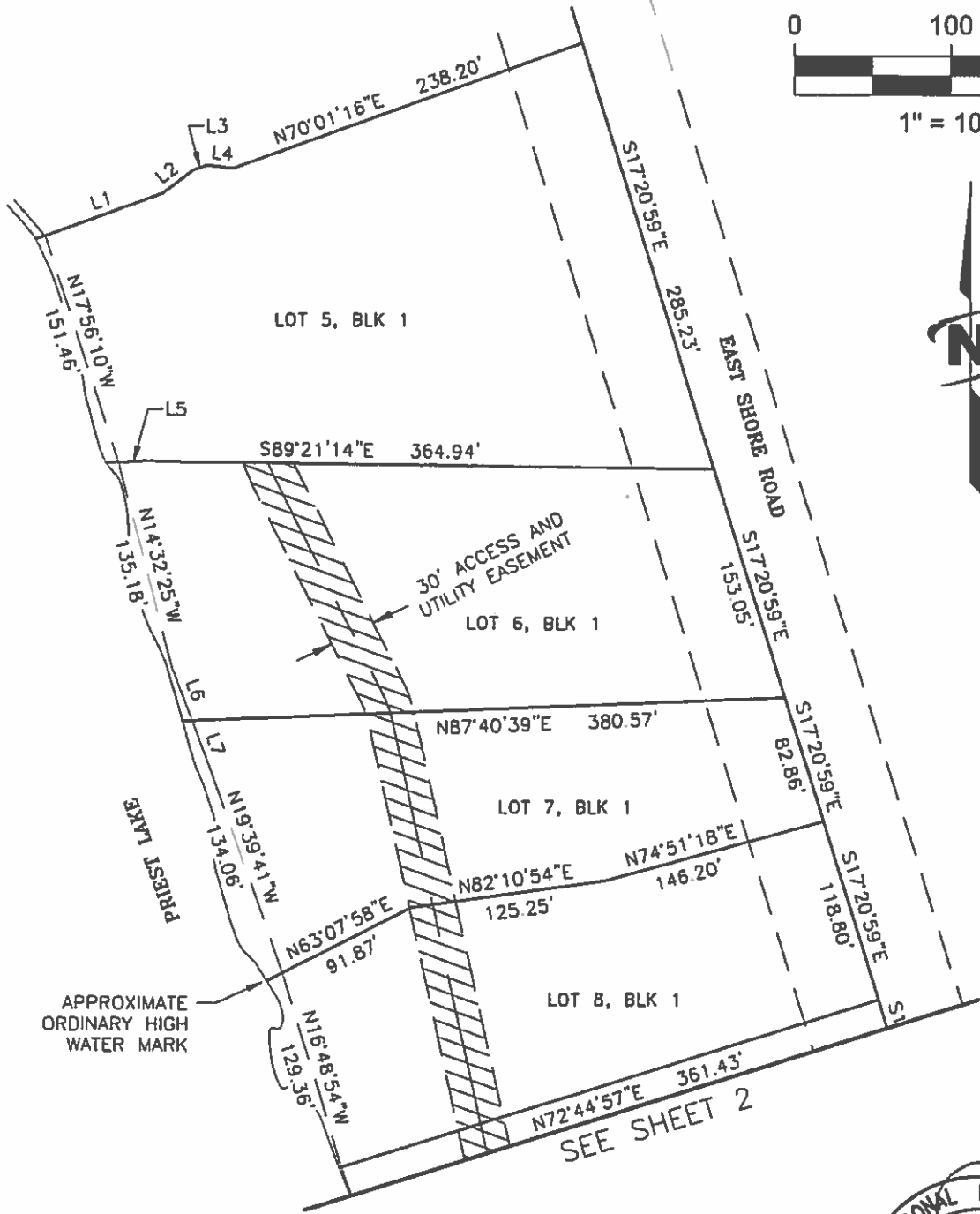
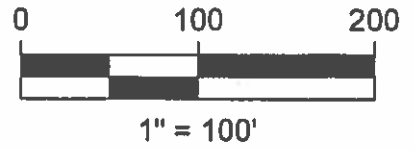
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



12/11/13 10:47:00 AM



**LEGEND**  
 ACCESS AND UTILITY EASEMENT



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August 15, 2013



**EXHIBIT 5**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 5, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

12/11/13 10:47:00 AM

08/15/2013 10:00 AM

### LEGEND



ACCESS AND UTILITY EASEMENT



1" = 100'



APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE

SEE SHEET 1

LOT 9, BLK 1

N81°49'33"E 389.69'

LOT 10, BLK 1

S88°03'16"E 413.17'

LOT 11, BLK 1

N88°32'09"E 237.73'

C1

C2

EAST SHORE ROAD

CAVANAUGH BAY ROAD

L10

L11

S15°14'31"E

S1

SEE SHEET 3

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August 15, 2013



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### EXHIBIT 5 ACCESS AND UTILITY EASEMENT

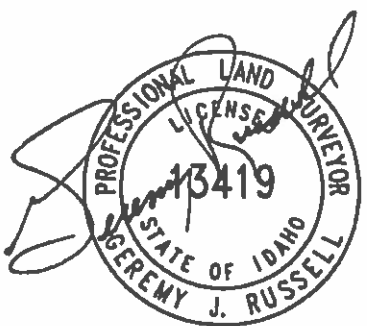
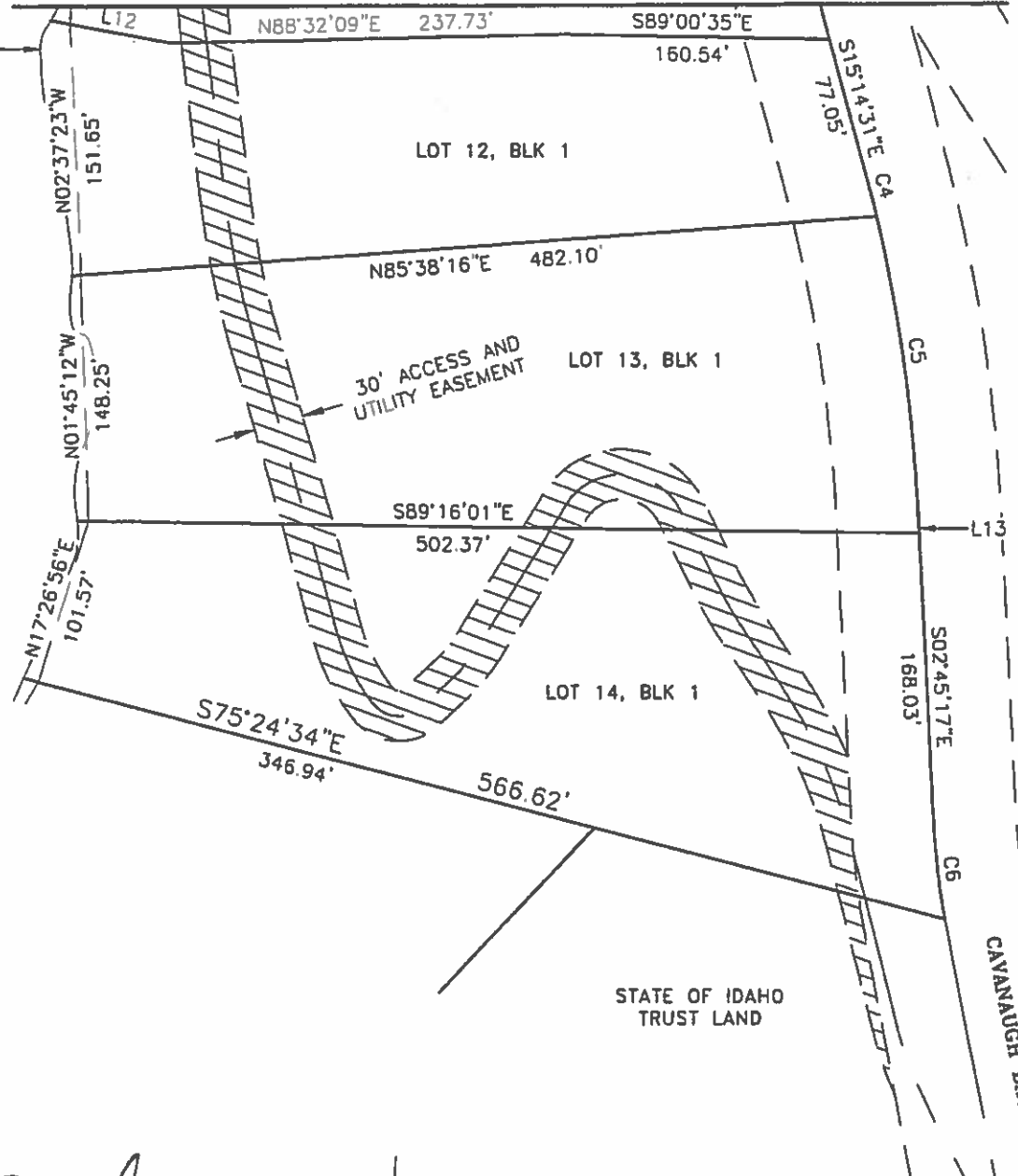
LOT 5, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

CAD FILE: COUGAR\_05\_01

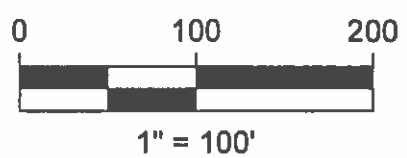
SEE SHEET 2

APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE



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August 15, 2013



**LEGEND**

 ACCESS AND UTILITY EASEMENT



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**EXHIBIT 5**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 5, BLOCK 1, STATE SUBDIVISION-COUGAR  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3

DATE PLOTTED: 08/15/2013

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N70°01'14"E	78.79'
L2	N51°57'50"E	24.67'
L3	N70°01'14"E	9.54'
L4	S82°41'02"E	16.67'
L5	N87°54'25"E	16.35'
L6	N20°22'50"W	36.46'
L7	N20°22'50"W	36.46'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N2°07'12"E	64.58'
L9	N2°07'12"E	64.58'
L10	S58°45'11"W	37.39'
L11	S15°14'31"E	73.59'
L12	S79°33'12"E	61.96'
L13	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C3	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C4	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C5	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C6	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'



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August 15, 2013

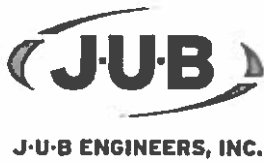


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CAO FILE COUGAR\_LS\_01

**EXHIBIT 5**  
**ACCESS AND UTILITY EASEMENT**  
LOT 5, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 4





J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT 6  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 6, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 7, 8, 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 7; thence South 87°40'39" West along the north line of said Lot 7, 253.63 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 7, and along said centerline the following twenty-three (23) courses:

1. 4.41 feet along the arc of a non-tangent curve to the right, having a radius of 75.00 feet, through a central angle of 3°22'16", said curve having a long chord which bears South 14°08'34" East a chord distance of 4.41 feet;
2. South 12°27'25" East, 297.19 feet;
3. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
4. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
5. South 15°41'29" East, 105.74 feet;
6. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;
7. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;
8. South 6°59'12" East, 99.64 feet;
9. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
10. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;

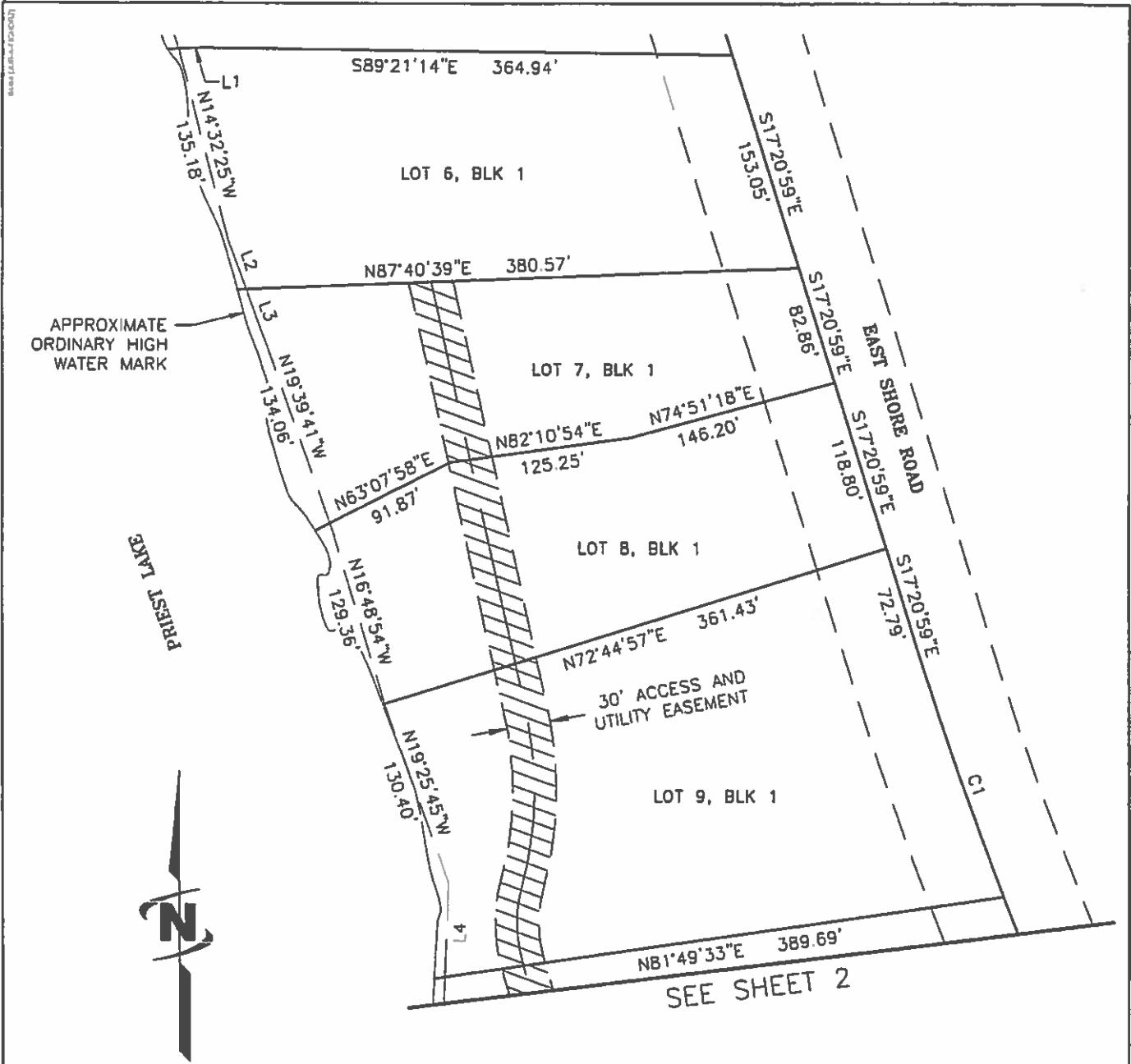
11. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
12. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
13. North 47°17'17" East, 24.20 feet;
14. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
15. North 31°58'03" East, 99.89 feet;
16. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
17. South 26°26'45" East, 45.09 feet;
18. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
19. South 34°03'34" East, 35.22 feet;
20. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
21. South 14°07'38" East, 116.72 feet;
22. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;
23. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 7 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



Digitally signed on:  
August 15, 2013





*Jeremy Russell*

Digitally signed on:  
August 15, 2013



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**EXHIBIT 6  
ACCESS AND UTILITY EASEMENT**

LOT 6, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

**LEGEND**



ACCESS AND UTILITY EASEMENT

SEE SHEET 1

APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE

30' ACCESS AND  
UTILITY EASEMENT

LOT 10, BLK 1

S88°03'16"E 413.17'

LOT 11, BLK 1

N88°32'09"E 237.73'

S89°00'35"E

160.54'

LOT 12, BLK 1

N85°38'16"E 482.10'

SEE SHEET 3

EAST SHORE ROAD

CAVANAGH BAY ROAD



1" = 100'

*Jeremy Russell*

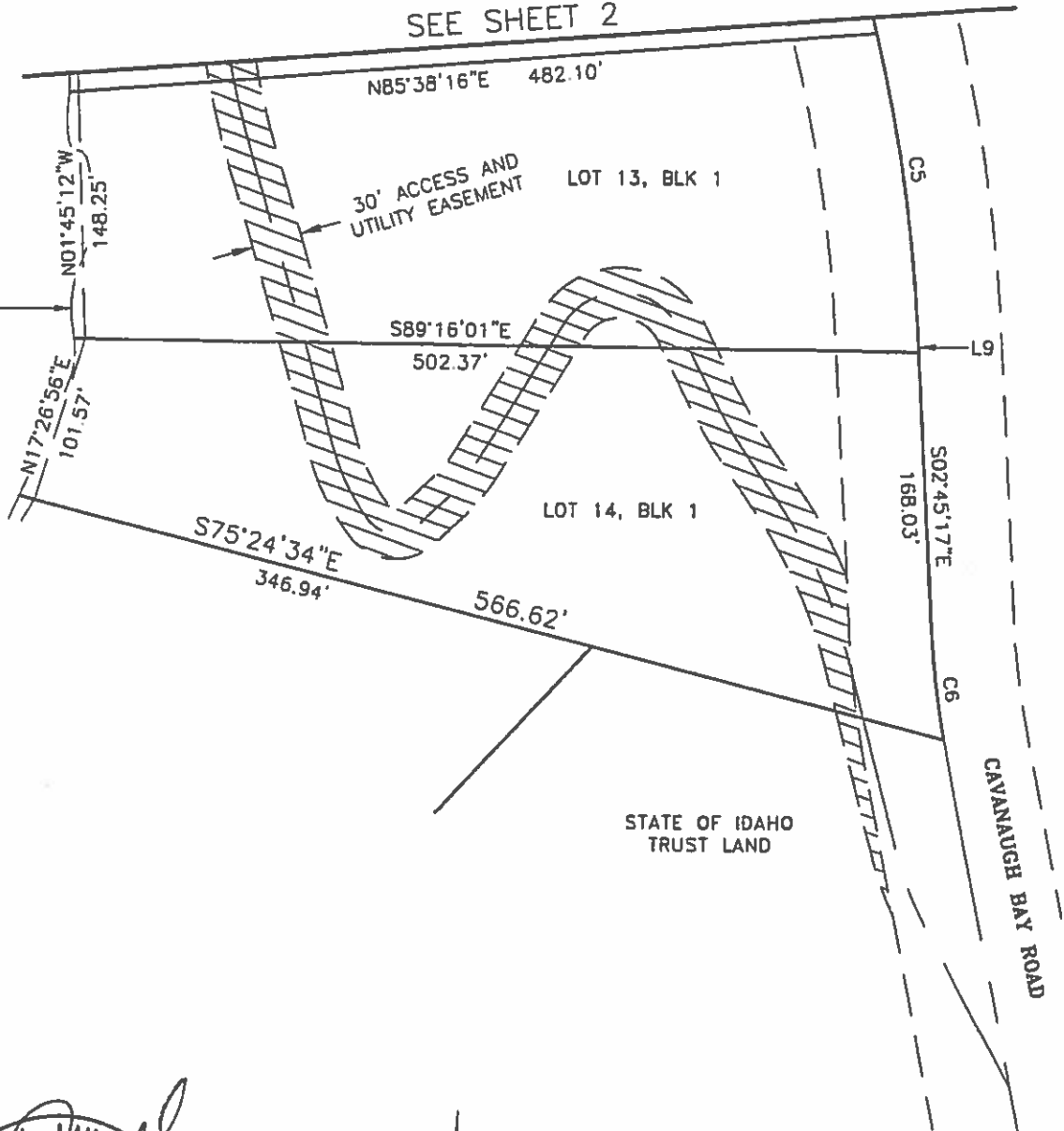
Digitally signed on:  
August 15, 2013



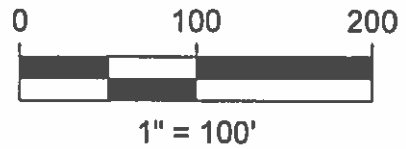
6481188A (10/06/07)

SEE SHEET 2

PRIEST LAKE  
APPROXIMATE  
ORDINARY HIGH  
WATER MARK



Digitally signed on:  
August 15, 2013



LEGEND



ACCESS AND UTILITY EASEMENT



CAD FILE: COUGAR\_13.DWG

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**EXHIBIT 6**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 6, BLOCK 1, STATE SUBDIVISION-COUGAR  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3

04/15/2013 10:00 AM

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87°54'25"E	16.35'
L2	N20°22'50"W	36.46'
L3	N20°22'50"W	36.46'
L4	N2°07'12"E	64.58'
L5	N2°07'12"E	64.58'
L6	S58°45'11"W	37.39'
L7	S15°14'31"E	73.59'
L8	S79°33'12"E	61.96'
L9	S2°45'17"E	9.00'

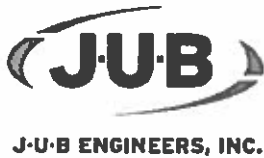
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.09'	2500.00'	4°07'38"	S19°24'48"E	180.05'
C2	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C3	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C4	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C5	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C6	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



**EXHIBIT 6**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 6, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 4



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT 7  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 7, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 8, 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

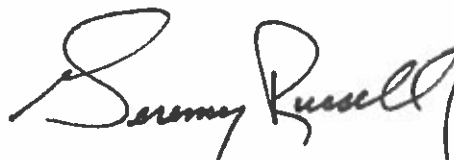
COMMENCING at the northeast corner of said Lot 8, thence South 74°51'18" West along the north line of said Lot 8 146.20 feet; thence continuing along said north line South 82°10'54" West a distance of 110.93 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 8, and along said centerline the following twenty-two (22) courses:

1. South 12°27'25" East, 176.53 feet;
2. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
3. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
4. South 15°41'29" East, 105.74 feet;
5. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;
6. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;
7. South 6°59'12" East, 99.64 feet;
8. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
9. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
10. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;

11. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of  $95^{\circ}03'11''$ , said curve having a long chord which bears South  $85^{\circ}11'08''$  East a chord distance of 29.50 feet;
12. North  $47^{\circ}17'17''$  East, 24.20 feet;
13. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of  $15^{\circ}19'13''$ , said curve having a long chord which bears North  $39^{\circ}37'40''$  East a chord distance of 26.66 feet;
14. North  $31^{\circ}58'03''$  East, 99.89 feet;
15. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of  $121^{\circ}35'12''$ , said curve having a long chord which bears South  $87^{\circ}14'21''$  East a chord distance of 69.83 feet;
16. South  $26^{\circ}26'45''$  East, 45.09 feet;
17. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of  $7^{\circ}36'50''$ , said curve having a long chord which bears South  $30^{\circ}15'09''$  East a chord distance of 39.84 feet;
18. South  $34^{\circ}03'34''$  East, 35.22 feet;
19. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of  $19^{\circ}55'57''$ , said curve having a long chord which bears South  $24^{\circ}05'36''$  East a chord distance of 103.84 feet;
20. South  $14^{\circ}07'38''$  East, 116.72 feet;
21. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
22. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 8 and the westerly right-of-way of Cavanaugh Bay Road.

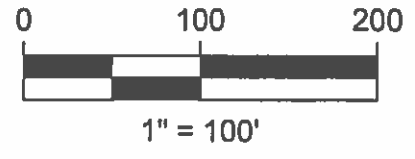
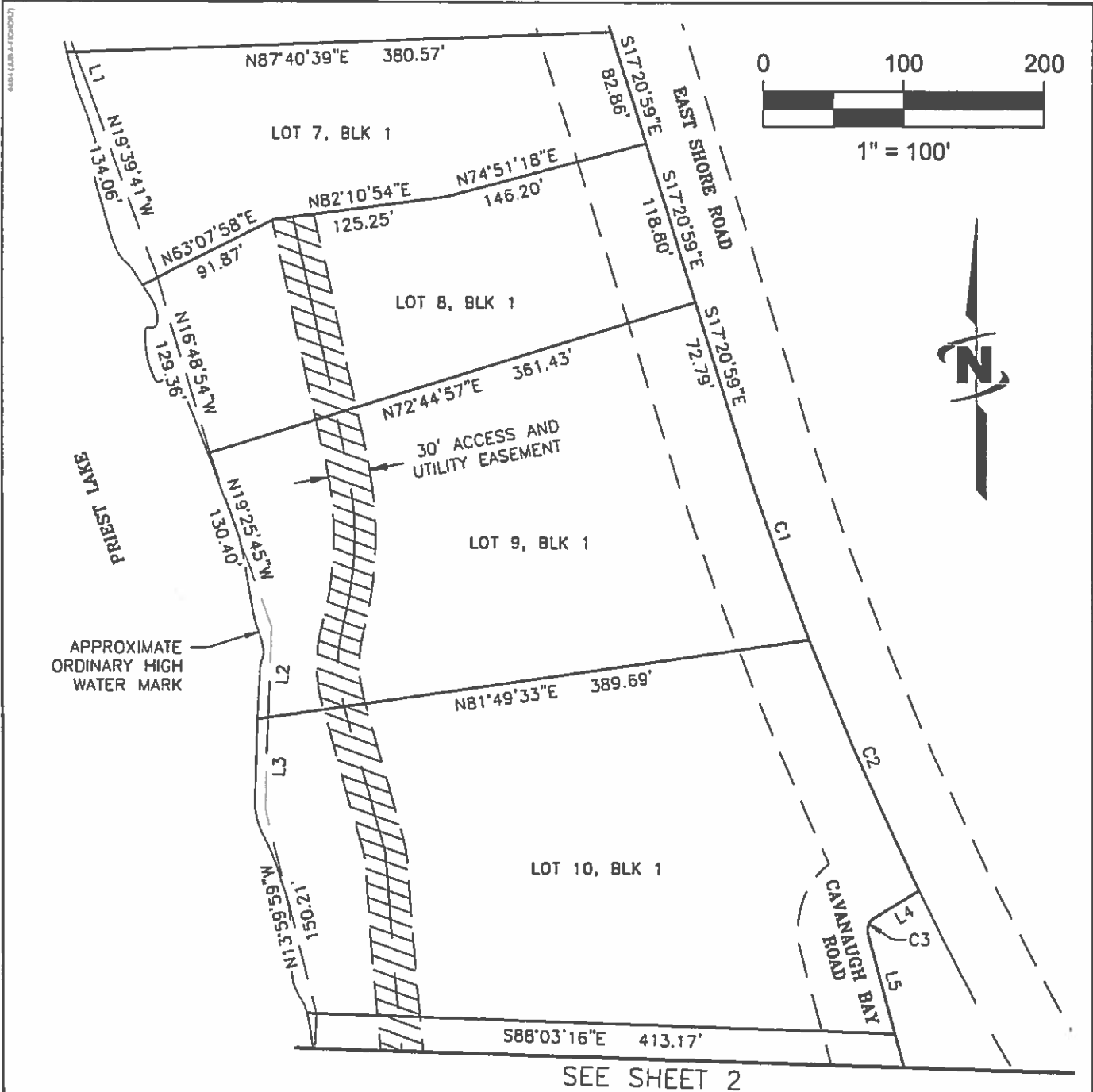
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



Digitally signed on:  
August 15, 2013







*Jeremy Russell*

Digitally signed on:  
 August 15, 2013



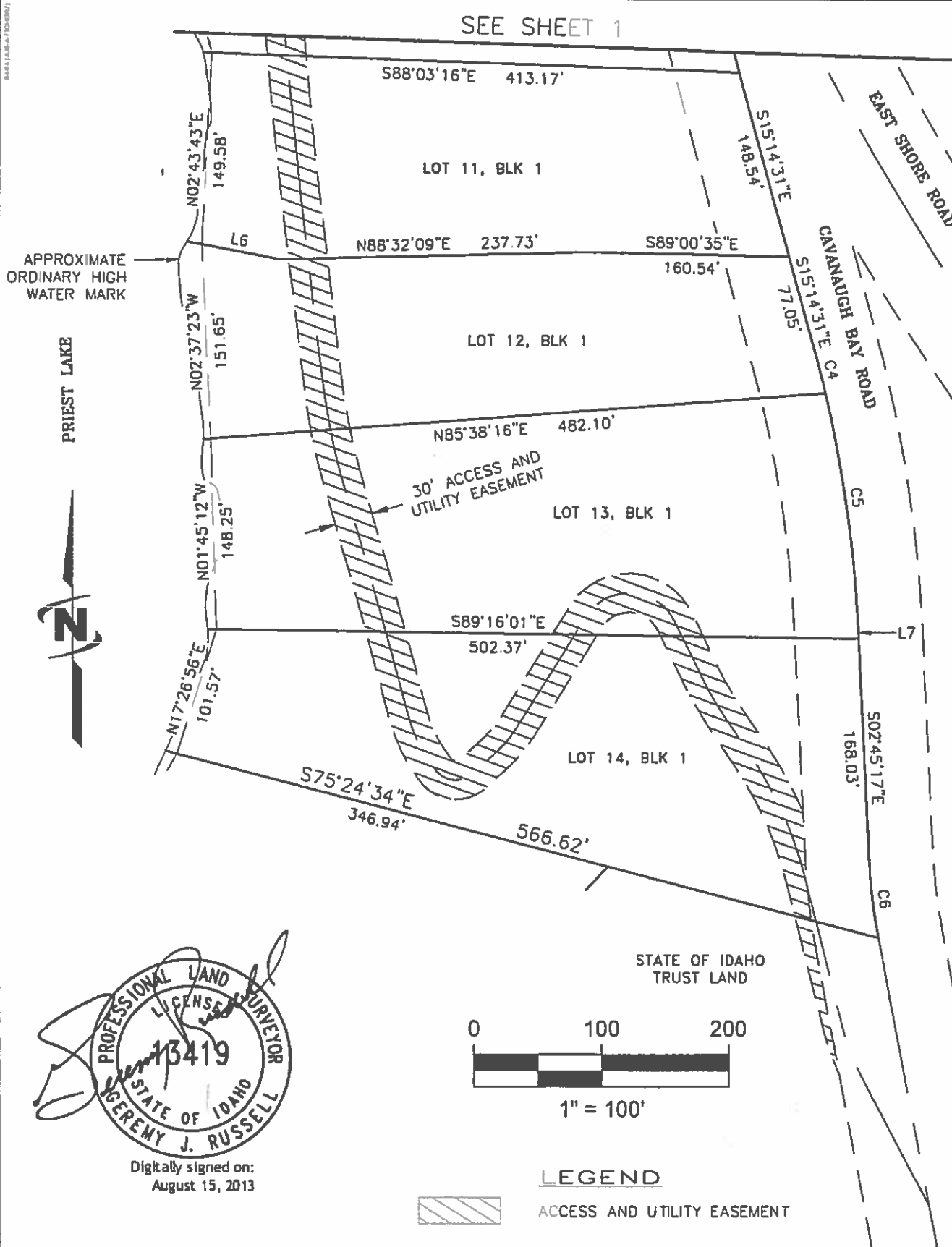
**LEGEND**



ACCESS AND UTILITY EASEMENT



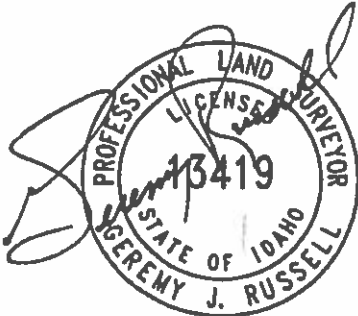
**EXHIBIT 7**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 7, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1



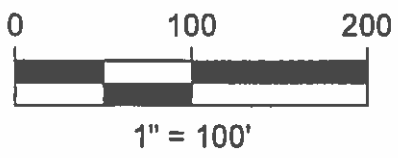
SEE SHEET 1



APPROXIMATE  
ORDINARY HIGH  
WATER MARK



Digitally signed on:  
August 15, 2013



**LEGEND**

ACCESS AND UTILITY EASEMENT



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**EXHIBIT 7**  
**ACCESS AND UTILITY EASEMENT**  
LOT 7, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

DATE PLOTTED: 08/15/2013

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°22'50"W	36.46'
L2	N2°07'12"E	64.58'
L3	N2°07'12"E	64.58'
L4	S58°45'11"W	37.39'
L5	S15°14'31"E	73.59'
L6	S79°33'12"E	61.96'
L7	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.09'	2500.00'	4°07'38"	S19°24'48"E	180.05'
C2	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C3	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C4	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C5	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C6	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



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CAD FILE: COUGAR\_L7.dwg

**EXHIBIT 7**  
**ACCESS AND UTILITY EASEMENT**  
LOT 7, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 8  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 8, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 9, 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 9; thence South 72°44'57" West along the north line of said Lot 9, 267.68 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 9, and along said centerline the following twenty-two (22) courses:

1. South 12°27'25" East, 33.67 feet;
2. 120.13 feet along the arc of a curve to the right, having a radius of 250.00 feet, through a central angle of 27°31'58", said curve having a long chord which bears South 1°18'33" West a chord distance of 118.98 feet;
3. 53.70 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 30°46'01", said curve having a long chord which bears South 0°18'28" East a chord distance of 53.06 feet;
4. South 15°41'29" East, 105.74 feet;
5. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 11°47'28", said curve having a long chord which bears South 9°47'44" East a chord distance of 10.27 feet;
6. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of 3°05'12", said curve having a long chord which bears South 5°26'36" East a chord distance of 269.32 feet;
7. South 6°59'12" East, 99.64 feet;
8. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
9. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
10. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;

11. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of  $95^{\circ}03'11''$ , said curve having a long chord which bears South  $85^{\circ}11'08''$  East a chord distance of 29.50 feet;
12. North  $47^{\circ}17'17''$  East, 24.20 feet;
13. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of  $15^{\circ}19'13''$ , said curve having a long chord which bears North  $39^{\circ}37'40''$  East a chord distance of 26.66 feet;
14. North  $31^{\circ}58'03''$  East, 99.89 feet;
15. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of  $121^{\circ}35'12''$ , said curve having a long chord which bears South  $87^{\circ}14'21''$  East a chord distance of 69.83 feet;
16. South  $26^{\circ}26'45''$  East, 45.09 feet;
17. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of  $7^{\circ}36'50''$ , said curve having a long chord which bears South  $30^{\circ}15'09''$  East a chord distance of 39.84 feet;
18. South  $34^{\circ}03'34''$  East, 35.22 feet;
19. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of  $19^{\circ}55'57''$ , said curve having a long chord which bears South  $24^{\circ}05'36''$  East a chord distance of 103.84 feet;
20. South  $14^{\circ}07'38''$  East, 116.72 feet;
21. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
22. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 9 and the westerly right-of-way of Cavanaugh Bay Road.

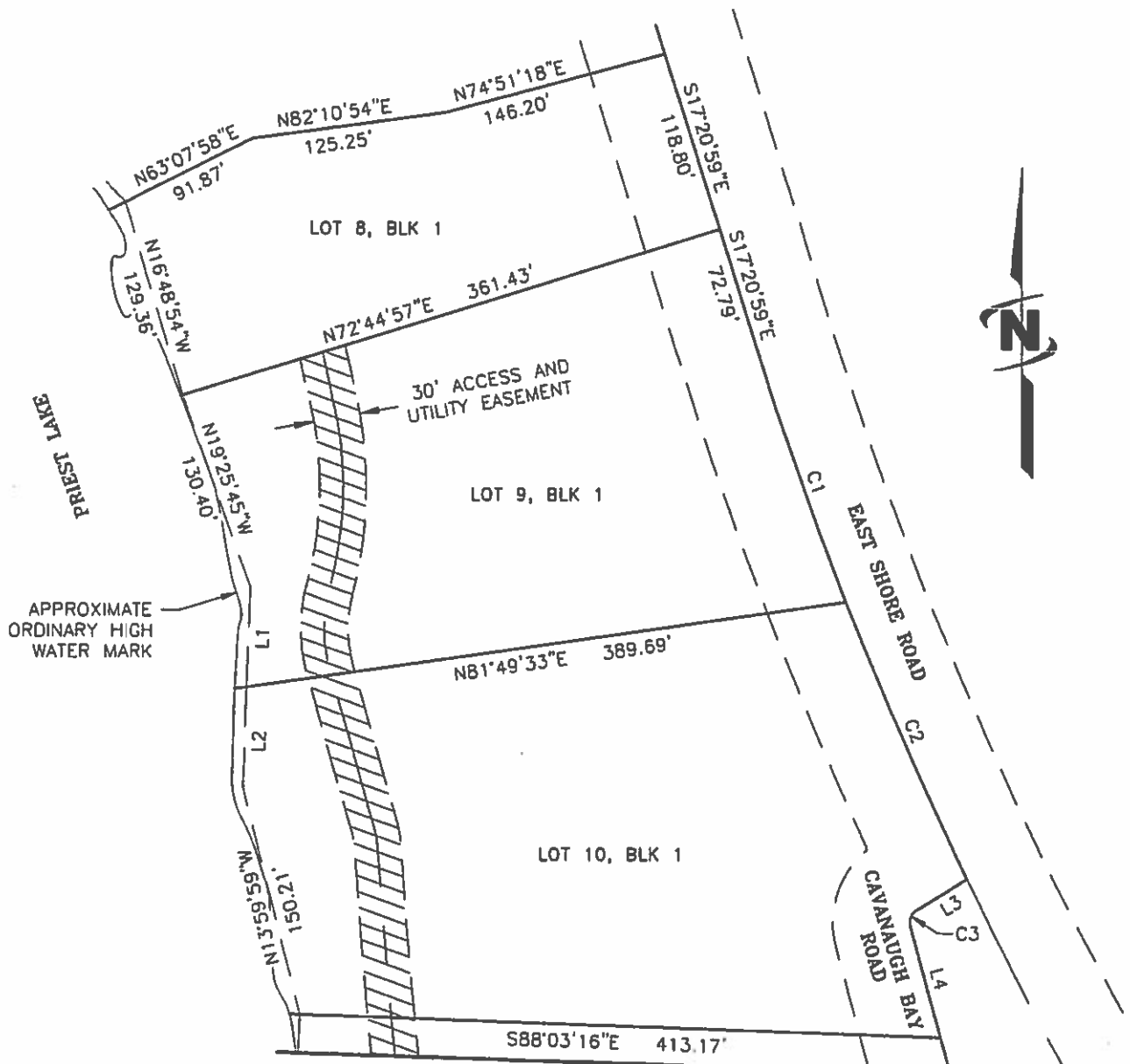
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

*Jeremy Russell*

Digitally signed on:  
August 15, 2013

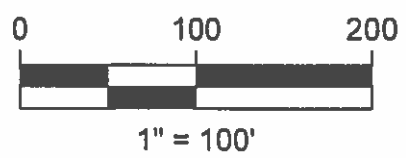


6401 LUB-A-TCR(02)



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August 15, 2013

**LEGEND**  
 ACCESS AND UTILITY EASEMENT



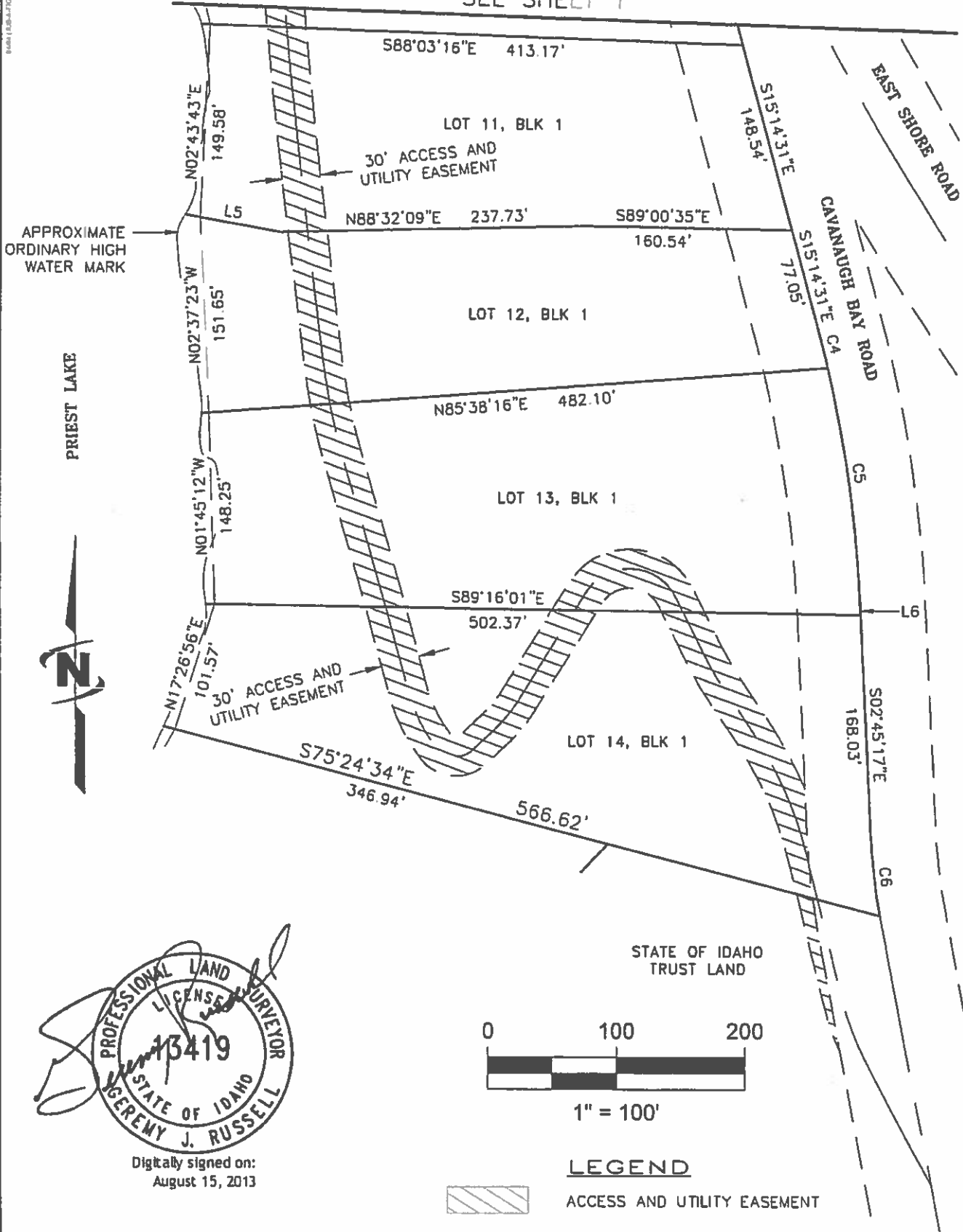
Eng neers • Surveyors • Planners

**EXHIBIT 8**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 8, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

CAUTION COUGAR 08.01

8441 (8.8.13) (2013)

SEE SHEET 1



Digitally signed on:  
August 15, 2013



1" = 100'

**LEGEND**

 ACCESS AND UTILITY EASEMENT



Engineers • Surveyors • Planners

**EXHIBIT 8  
ACCESS AND UTILITY EASEMENT**

LOT 8, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

08/15/2013 10:07:10 AM

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N2°07'12"E	64.58'
L2	N2°07'12"E	64.58'
L3	S58°45'11"W	37.39'
L5	S79°33'12"E	61.96'
L6	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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C2	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C3	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C4	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C5	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C6	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



Engineers • Surveyors • Planners

CAD FILE COUGAR\_18.D1

**EXHIBIT 8**  
**ACCESS AND UTILITY EASEMENT**  
LOT 8, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3





J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 9  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 9, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 10, 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 10; thence South  $81^{\circ}49'33''$  West along the north line of said Lot 10, 335.02 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 10, and along said centerline the following nineteen (19) courses:

1. South  $15^{\circ}41'29''$  East, 102.98 feet;
2. 10.29 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of  $11^{\circ}47'28''$ , said curve having a long chord which bears South  $9^{\circ}47'44''$  East a chord distance of 10.27 feet;
3. 269.35 feet along the arc of a reverse curve to the left, having a radius of 5,000.00 feet, through a central angle of  $3^{\circ}05'12''$ , said curve having a long chord which bears South  $5^{\circ}26'36''$  East a chord distance of 269.32 feet;
4. South  $6^{\circ}59'12''$  East, 99.64 feet;
5. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of  $9^{\circ}47'03''$ , said curve having a long chord which bears South  $11^{\circ}52'43''$  East a chord distance of 85.28 feet;
6. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of  $2^{\circ}02'51''$ , said curve having a long chord which bears South  $15^{\circ}44'49''$  East a chord distance of 178.68 feet;
7. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of  $22^{\circ}56'09''$ , said curve having a long chord which bears South  $26^{\circ}11'28''$  East a chord distance of 49.70 feet;
8. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of  $95^{\circ}03'11''$ , said curve having a long chord which bears South  $85^{\circ}11'08''$  East a chord distance of 29.50 feet;
9. North  $47^{\circ}17'17''$  East, 24.20 feet;
10. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of  $15^{\circ}19'13''$ , said curve having a long chord which bears North  $39^{\circ}37'40''$  East a chord distance of 26.66 feet;
11. North  $31^{\circ}58'03''$  East, 99.89 feet;

12. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of  $121^{\circ}35'12''$ , said curve having a long chord which bears South  $87^{\circ}14'21''$  East a chord distance of 69.83 feet;
13. South  $26^{\circ}26'45''$  East, 45.09 feet;
14. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of  $7^{\circ}36'50''$ , said curve having a long chord which bears South  $30^{\circ}15'09''$  East a chord distance of 39.84 feet;
15. South  $34^{\circ}03'34''$  East, 35.22 feet;
16. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of  $19^{\circ}55'57''$ , said curve having a long chord which bears South  $24^{\circ}05'36''$  East a chord distance of 103.84 feet;
17. South  $14^{\circ}07'38''$  East, 116.72 feet;
18. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
19. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 10 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



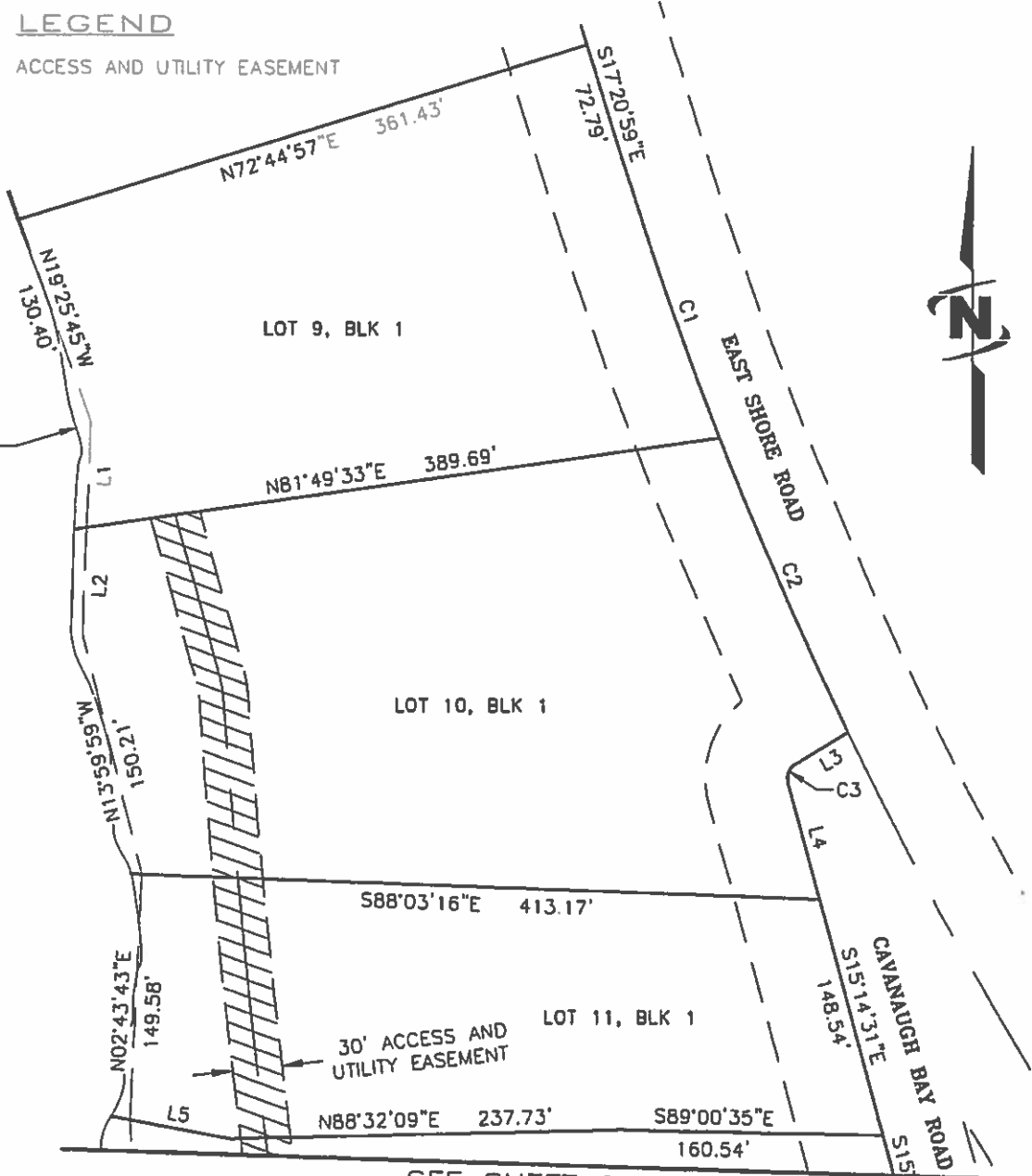
**LEGEND**



ACCESS AND UTILITY EASEMENT

APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE



SEE SHEET 2



Digitally signed on:  
August 15, 2013



1" = 100'



Engineers • Surveyors • Planners

**EXHIBIT 9  
ACCESS AND UTILITY EASEMENT**

LOT 9, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

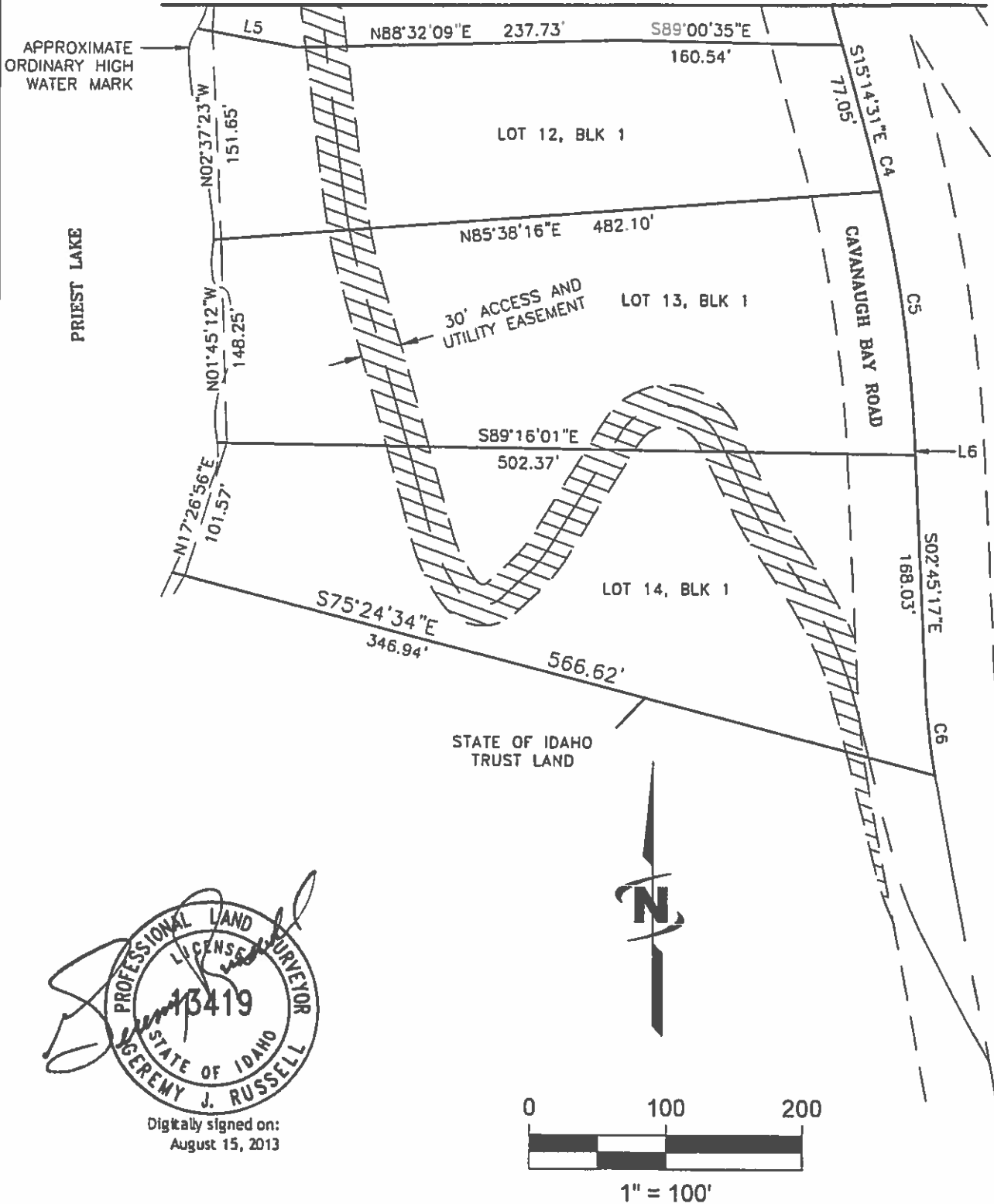
MANUAL (2007)

### LEGEND



ACCESS AND UTILITY EASEMENT

SEE SHEET 1



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### EXHIBIT 9 ACCESS AND UTILITY EASEMENT

LOT 9, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

EA3 FILE COUGAR\_13\_01

8484 (JUB-1) (2007)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N2°07'12"E	64.58'
L2	N2°07'12"E	64.58'
L3	S58°45'11"W	37.39'
L5	S79°33'12"E	61.96'
L6	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	180.09'	2500.00'	4°07'38"	S19°24'48"E	180.05'
C2	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C3	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C4	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C5	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C6	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

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August 15, 2013



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CAD FILE: COUGAR\_L19.B1

**EXHIBIT 9**  
**ACCESS AND UTILITY EASEMENT**  
LOT 9, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 3



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 10  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 10, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 11, 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 11; thence North 88°03'16" West along the north line of said Lot 11, 354.57 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 11, and along said centerline the following seventeen (17) courses:

1. 158.21 feet along the arc of a non-tangent curve to the left, having a radius of 5,000.00 feet, through a central angle of 1°48'47", said curve having a long chord which bears South 6°04'48" East a chord distance of 158.21 feet;
2. South 6°59'12" East, 99.64 feet;
3. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
4. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
5. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
6. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
7. North 47°17'17" East, 24.20 feet;
8. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
9. North 31°58'03" East, 99.89 feet;
10. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
11. South 26°26'45" East, 45.09 feet;

12. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of  $7^{\circ}36'50''$ , said curve having a long chord which bears South  $30^{\circ}15'09''$  East a chord distance of 39.84 feet;
13. South  $34^{\circ}03'34''$  East, 35.22 feet;
14. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of  $19^{\circ}55'57''$ , said curve having a long chord which bears South  $24^{\circ}05'36''$  East a chord distance of 103.84 feet;
15. South  $14^{\circ}07'38''$  East, 116.72 feet;
16. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
17. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 11 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



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August 15, 2013

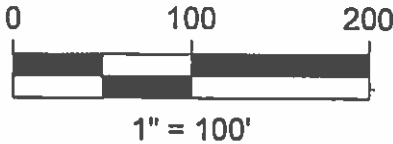
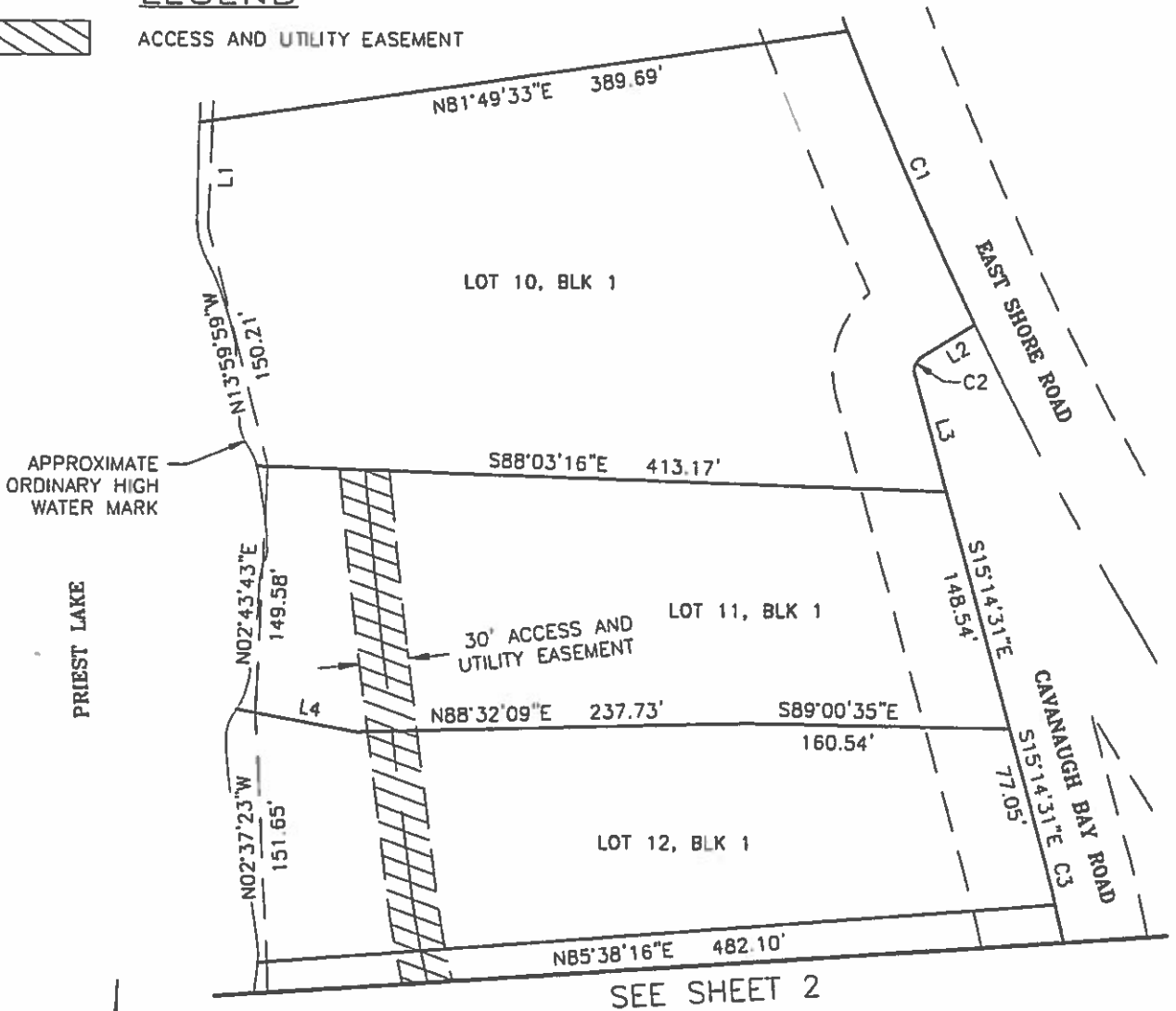


8484 (128-4) (12/02)

**LEGEND**



ACCESS AND UTILITY EASEMENT



*Jeremy Russell*

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August 15, 2013



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**EXHIBIT 10  
ACCESS AND UTILITY EASEMENT**

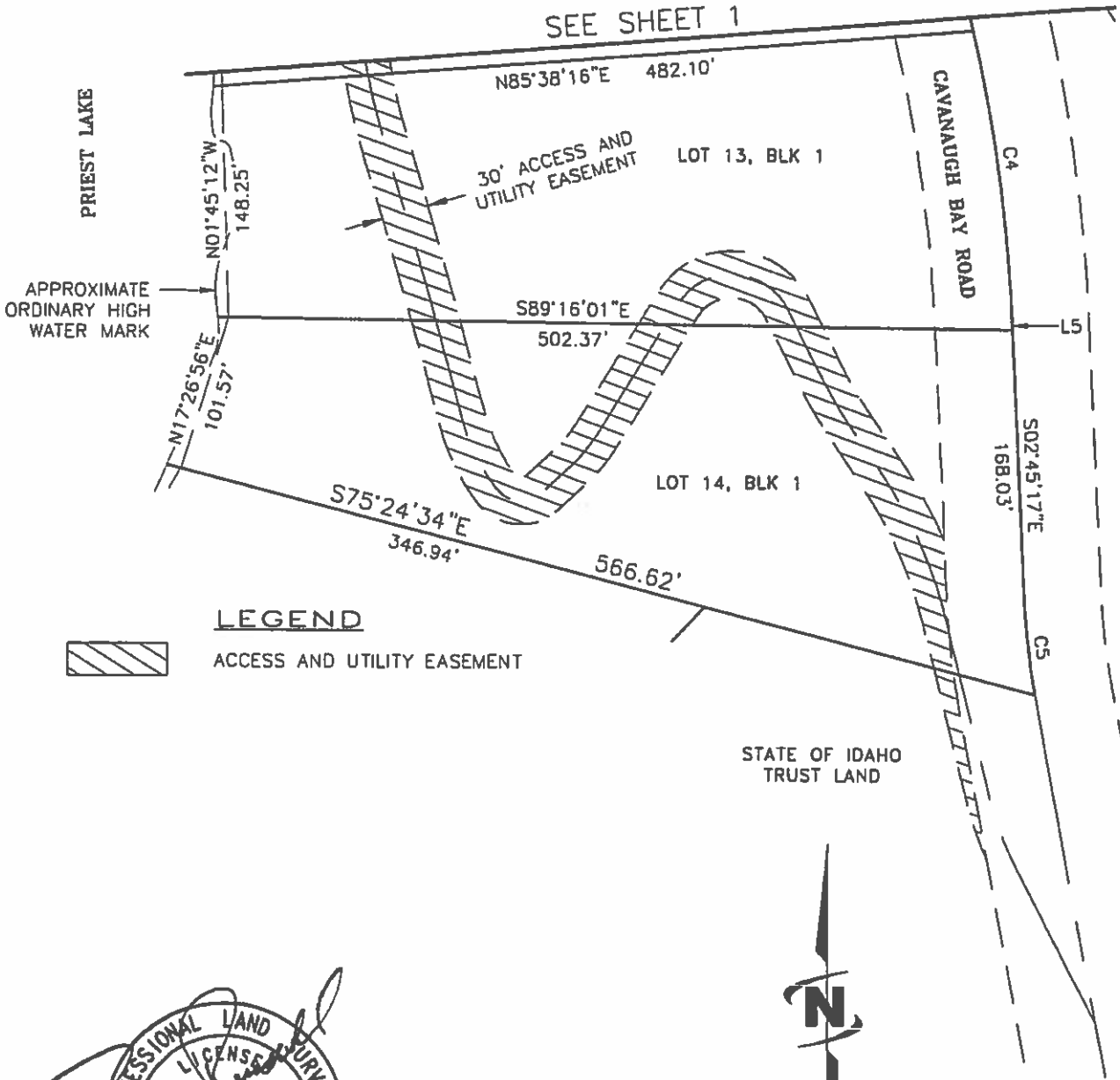
LOT 10, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

CA:\FRL\LOGCAR\JUB\_01



140001-100001

SEE SHEET 1



**LEGEND**



ACCESS AND UTILITY EASEMENT

STATE OF IDAHO TRUST LAND



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August 15, 2013



1" = 100'



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**EXHIBIT 10  
ACCESS AND UTILITY EASEMENT**

LOT 10, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N2°07'12"E	64.58'
L2	S58°45'11"W	37.39'
L4	S79°33'12"E	61.96'
L5	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	194.62'	2500.00'	4°27'37"	S23°42'26"E	194.57'
C2	12.91'	10.00'	73°59'42"	S21°45'20"W	12.04'
C3	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C4	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C5	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

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August 15, 2013



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J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 11  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 11, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 12, 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 12; thence South 89°00'35" East along the north line of said Lot 12 160.54 feet; thence continuing along said north line South 88°32'09" West, a distance of 216.12 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 12, and along said centerline the following sixteen (16) courses:

1. South 6°59'12" East, 98.85 feet;
2. 85.38 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 9°47'03", said curve having a long chord which bears South 11°52'43" East a chord distance of 85.28 feet;
3. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2°02'51", said curve having a long chord which bears South 15°44'49" East a chord distance of 178.68 feet;
4. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
5. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
6. North 47°17'17" East, 24.20 feet;
7. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
8. North 31°58'03" East, 99.89 feet;
9. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
10. South 26°26'45" East, 45.09 feet;
11. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;

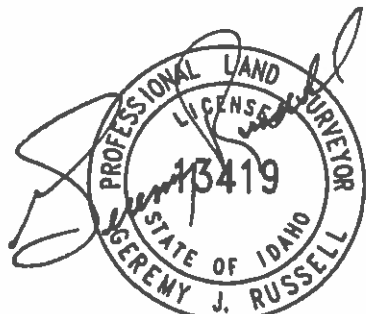
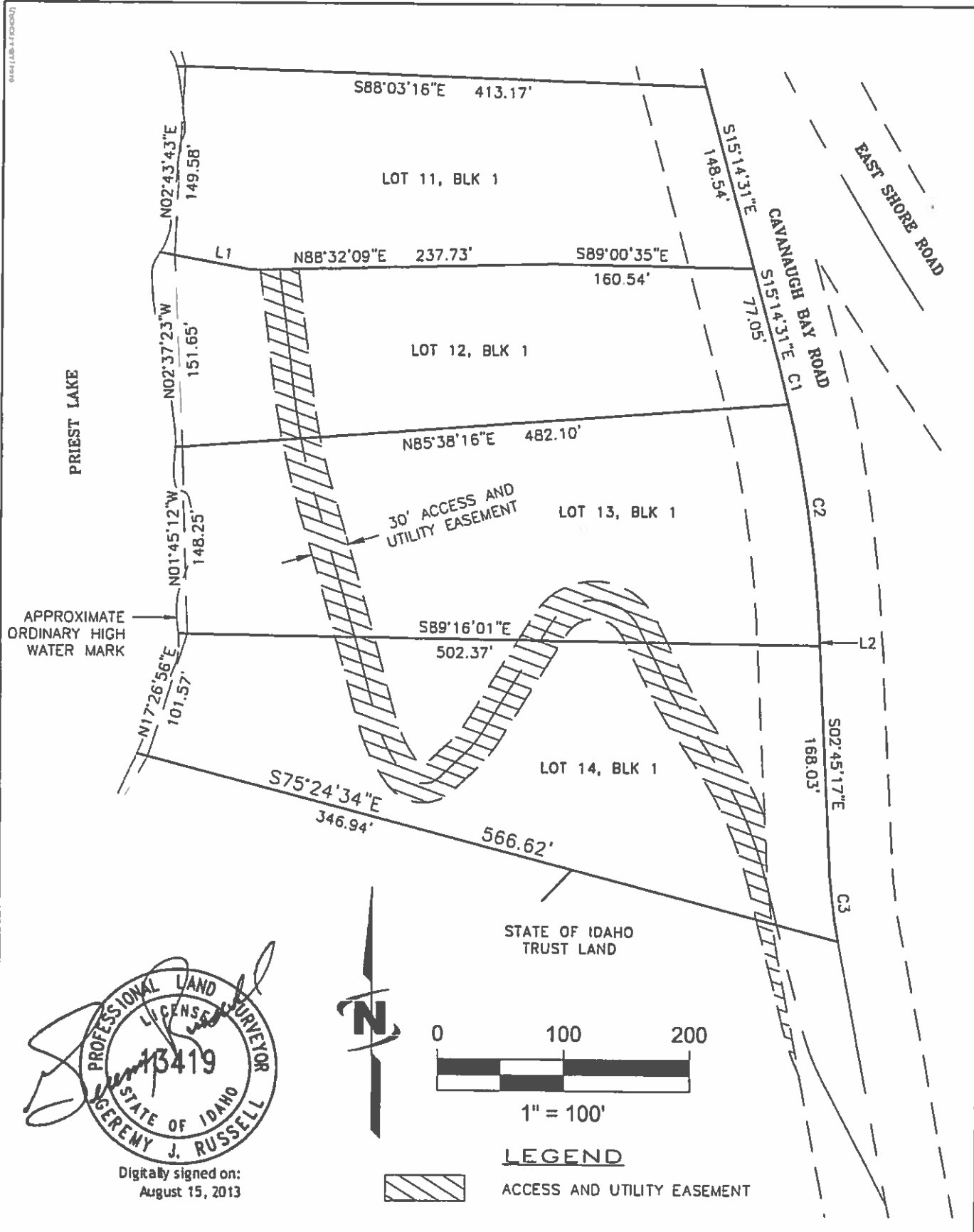
12. South 34°03'34" East, 35.22 feet;
13. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
14. South 14°07'38" East, 116.72 feet;
15. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;
16. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 12 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



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August 15, 2013





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August 15, 2013



1" = 100'

**LEGEND**



ACCESS AND UTILITY EASEMENT



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**EXHIBIT 11  
ACCESS AND UTILITY EASEMENT**

LOT 11, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

000112004-1200002

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S79°33'12"E	61.96'
L2	S2°45'17"E	9.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C2	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C3	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

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August 15, 2013



**EXHIBIT 11**  
**ACCESS AND UTILITY EASEMENT**  
LOT 11, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 12  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 12, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 13; thence South 85° 38' 16" West along the north line of said Lot 13, 388.54 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 13, and along said centerline the following fifteen (15) courses:

1. 49.35 feet along the arc of a non-tangent curve to the left, having a radius of 500.00 feet, through a central angle of 5° 39' 18", said curve having a long chord which bears South 13° 56' 36" East a chord distance of 49.33 feet;
2. 178.69 feet along the arc of a reverse curve to the right, having a radius of 5,000.00 feet, through a central angle of 2° 02' 51", said curve having a long chord which bears South 15° 44' 49" East a chord distance of 178.68 feet;
3. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22° 56' 09", said curve having a long chord which bears South 26° 11' 28" East a chord distance of 49.70 feet;
4. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95° 03' 11", said curve having a long chord which bears South 85° 11' 08" East a chord distance of 29.50 feet;
5. North 47° 17' 17" East, 24.20 feet;
6. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15° 19' 13", said curve having a long chord which bears North 39° 37' 40" East a chord distance of 26.66 feet;
7. North 31° 58' 03" East, 99.89 feet;
8. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121° 35' 12", said curve having a long chord which bears South 87° 14' 21" East a chord distance of 69.83 feet;
9. South 26° 26' 45" East, 45.09 feet;
10. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7° 36' 50", said curve having a long chord which bears South 30° 15' 09" East a chord distance of 39.84 feet;
11. South 34° 03' 34" East, 35.22 feet;

12. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of  $19^{\circ}55'57''$ , said curve having a long chord which bears South  $24^{\circ}05'36''$  East a chord distance of 103.84 feet;
13. South  $14^{\circ}07'38''$  East, 116.72 feet;
14. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
15. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 13 and the westerly right-of-way of Cavanaugh Bay Road.

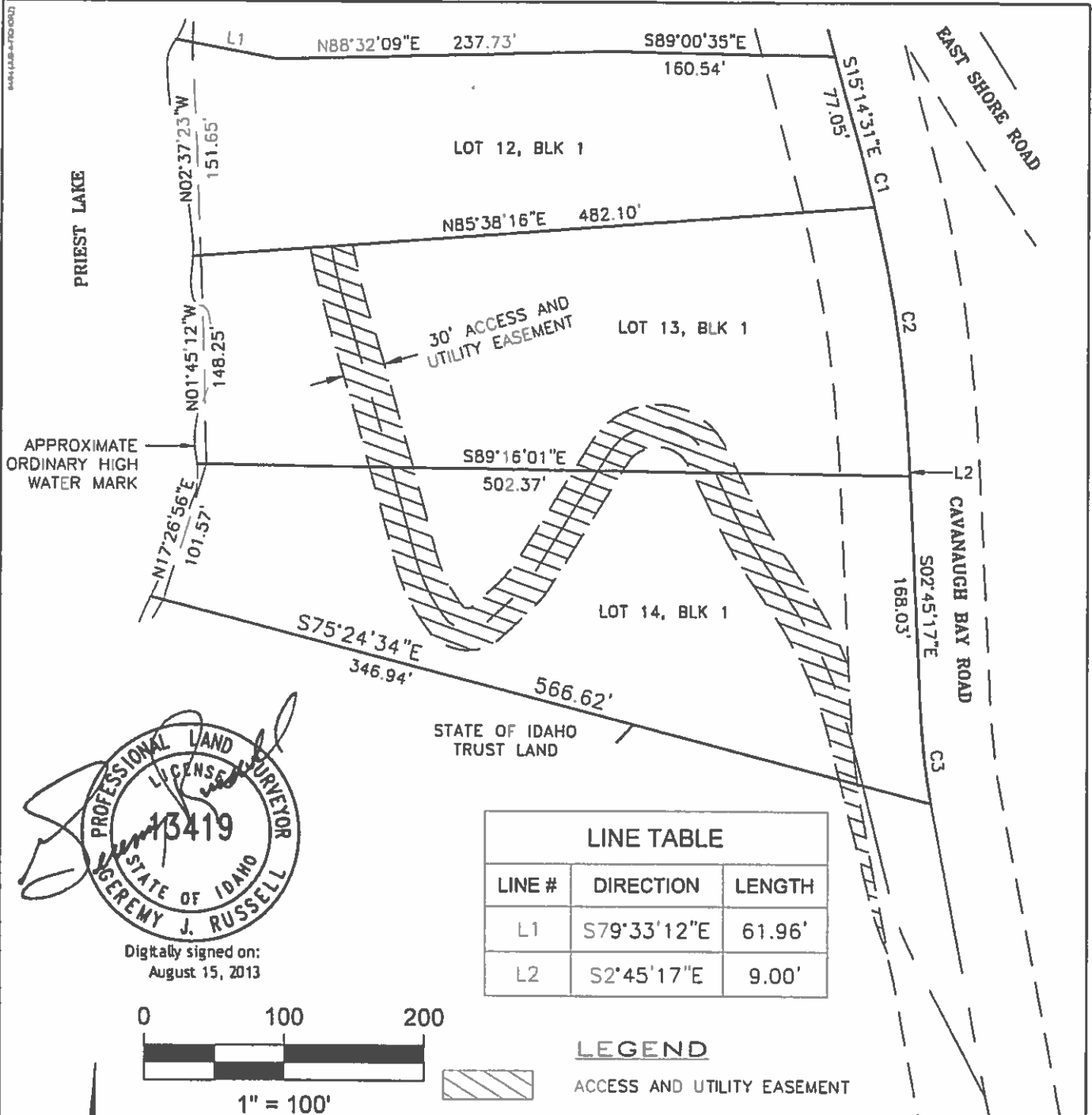
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



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August 15, 2013

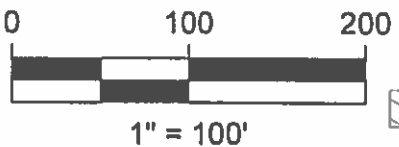






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August 15, 2013

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S79°33'12"E	61.96'
L2	S2°45'17"E	9.00'



**LEGEND**

ACCESS AND UTILITY EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.59'	1000.00'	1°55'28"	S14°16'47"E	33.59'
C2	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C3	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'



**EXHIBIT 12**  
**ACCESS AND UTILITY EASEMENT**  
LOT 12, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 13  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 13, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lot 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 14; thence North 89°16'01" West along the north line of said Lot 14, 370.19 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 14, and along said centerline the following fourteen (14) courses:

1. 65.11 feet along the arc of a non-tangent curve to the right, having a radius of 5,000.00 feet, through a central angle of 0°44'46", said curve having a long chord which bears South 15°05'46" East a chord distance of 65.11 feet;
2. 50.04 feet along the arc of a reverse curve to the left, having a radius of 125.00 feet, through a central angle of 22°56'09", said curve having a long chord which bears South 26°11'28" East a chord distance of 49.70 feet;
3. 33.18 feet along the arc of a compound curve to the left, having a radius of 20.00 feet, through a central angle of 95°03'11", said curve having a long chord which bears South 85°11'08" East a chord distance of 29.50 feet;
4. North 47°17'17" East, 24.20 feet;
5. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
6. North 31°58'03" East, 99.89 feet;
7. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
8. South 26°26'45" East, 45.09 feet;
9. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
10. South 34°03'34" East, 35.22 feet;
11. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 103.84 feet;
12. South 14°07'38" East, 116.72 feet;

13. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
14. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 14 and the westerly right-of-way of Cavanaugh Bay Road.

EXCEPTING THEREFROM: Any portion of said strip lying, within Lot 13, Block 1 of said plat.

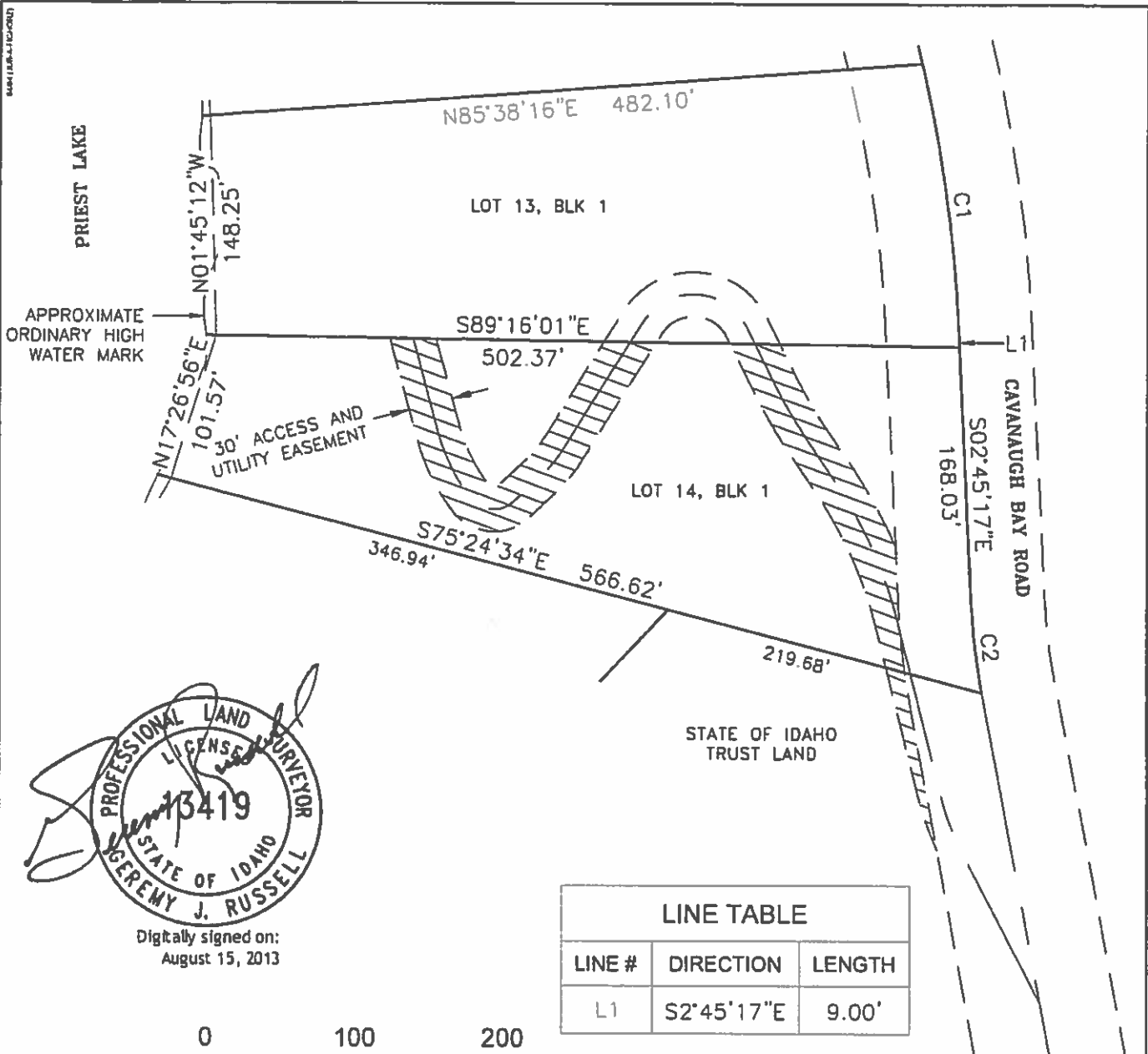
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



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August 15, 2013



F:\Projects\JUB\20-11-035 IDA\_LED Lot Solutions\_Priest Lake\Cavanaugh\5\Cad\Survey\LEGALS\Legals and Exhibits\Cougar Creek Exhibit\COUGAR\_L13\_B1.dwg, L13 B1, 8/15/2013 8:01:36 AM



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August 15, 2013

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S2°45'17"E	9.00'



1" = 100'



**LEGEND**

ACCESS AND UTILITY EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C2	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'



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**EXHIBIT 13**  
**ACCESS AND UTILITY EASEMENT**  
LOT 13, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M.

CAD FILE COUGAR\_L13\_B1



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT 14  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 14, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 13 and 15, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northeast corner of said Lot 15; thence North 75°24'34" West along the north line of said Lot 15, 253.64 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 15, and along said centerline the following sixteen (16) courses:

1. South 15°38'30" West, 140.72 feet;
2. 32.56 feet along the arc of a curve to the left, having a radius of 20.00 feet, through a central angle of 93°16'05", said curve having a long chord which bears South 30°59'32" East a chord distance of 29.08 feet;
3. 140.44 feet along the arc of a compound curve to the left, having a radius of 100.00 feet, through a central angle of 80°28'00", said curve having a long chord which bears North 62°08'25" East a chord distance of 129.18 feet;
4. North 21°54'25" East, 85.89 feet;
5. 44.30 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 25°22'51", said curve having a long chord which bears North 34°35'51" East a chord distance of 43.94 feet;
6. North 47°17'17" East, 13.85 feet;
7. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
8. North 31°58'03" East, 99.89 feet;
9. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
10. South 26°26'45" East, 45.09 feet;
11. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
12. South 34°03'34" East, 35.22 feet;

13. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of  $19^{\circ}55'57''$ , said curve having a long chord which bears South  $24^{\circ}05'36''$  East a chord distance of 130.84 feet;
14. South  $14^{\circ}07'38''$  East, 116.72 feet;
15. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
16. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 15 and the westerly right-of-way of Cavanaugh Bay Road.

EXCEPTING THEREFROM: Any portion of said strip, lying within Lot 14, Block 1 of said plat.

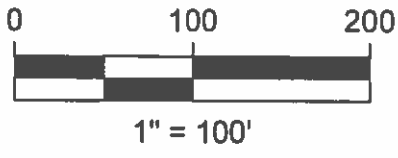
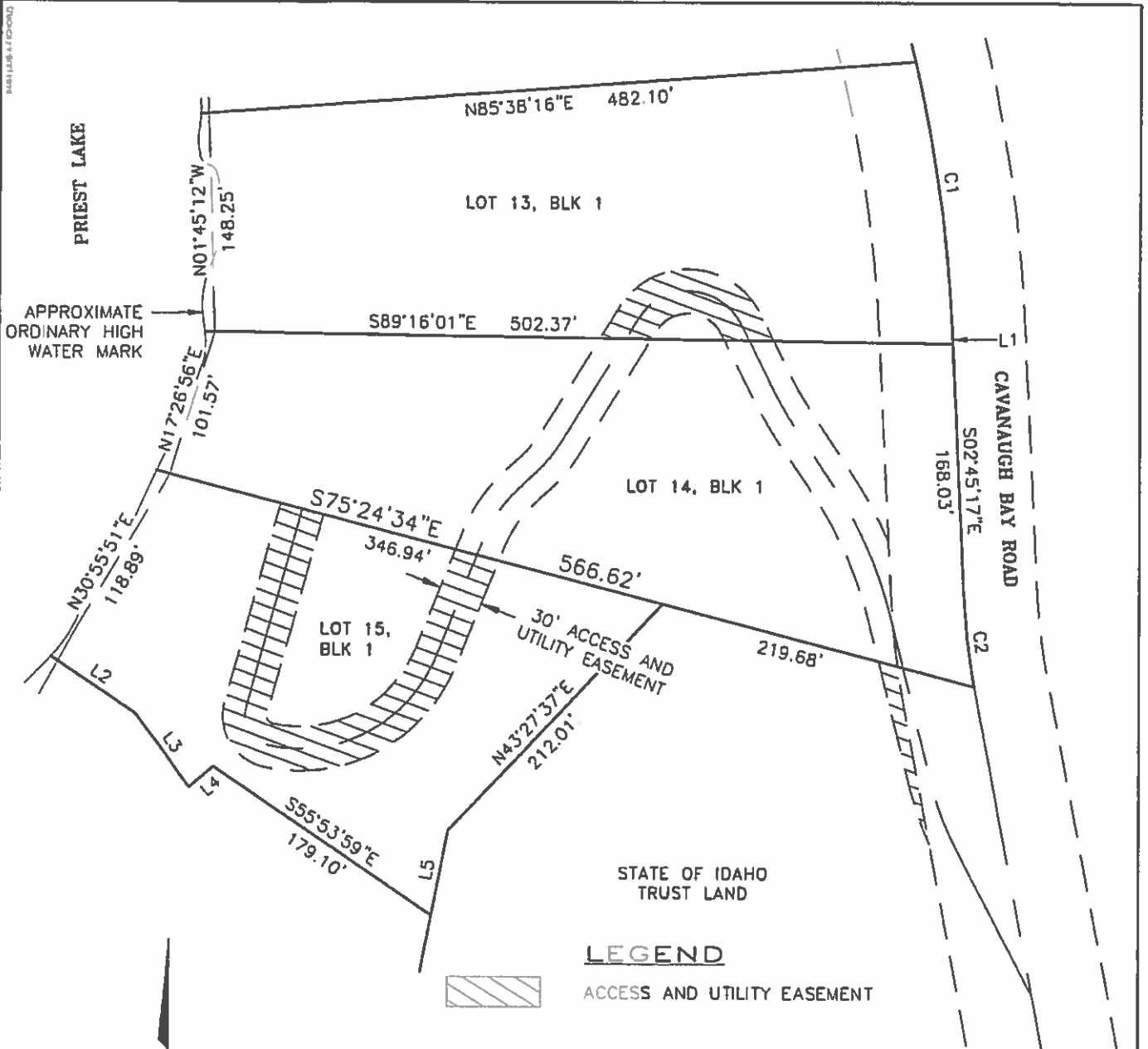
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



Digitally signed on:  
August 15, 2013



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**LEGEND**  
 ACCESS AND UTILITY EASEMENT

*Jeremy Russell*

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 August 15, 2013



**EXHIBIT 14**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 14, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

048116647120042

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S2°45'17"E	9.00'
L2	S55°53'59"E	62.60'
L3	S36°17'26"E	62.21'
L4	N50°11'41"E	21.73'
L5	N11°11'15"E	58.78'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C2	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

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August 15, 2013



**EXHIBIT 14**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 14, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 15  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 15, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 13 and 14, Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the southeast corner of said Lot 14; thence North 75°24'34" West along the south line of said Lot 14, 350.33 feet, more or less, to the POINT OF BEGINNING.

thence leaving said south line of Lot 14, and along said centerline the following thirteen (13) courses:

1. North 21°54'25" East, 11.42 feet;
2. 44.30 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 25°22'51", said curve having a long chord which bears North 34°35'51" East a chord distance of 43.94 feet;
3. North 47°17'17" East, 13.85 feet;
4. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
5. North 31°58'03" East, 99.89 feet;
6. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
7. South 26°26'45" East, 45.09 feet;
8. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
9. South 34°03'34" East, 35.22 feet;
10. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 19°55'57", said curve having a long chord which bears South 24°05'36" East a chord distance of 130.84 feet;
11. South 14°07'38" East, 116.72 feet;
12. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of 13°34'34", said curve having a long chord which bears South 20°54'55" East a chord distance of 47.28 feet;

13. South 27°42'11" East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 14 and the westerly right-of-way of Cavanaugh Bay Road.

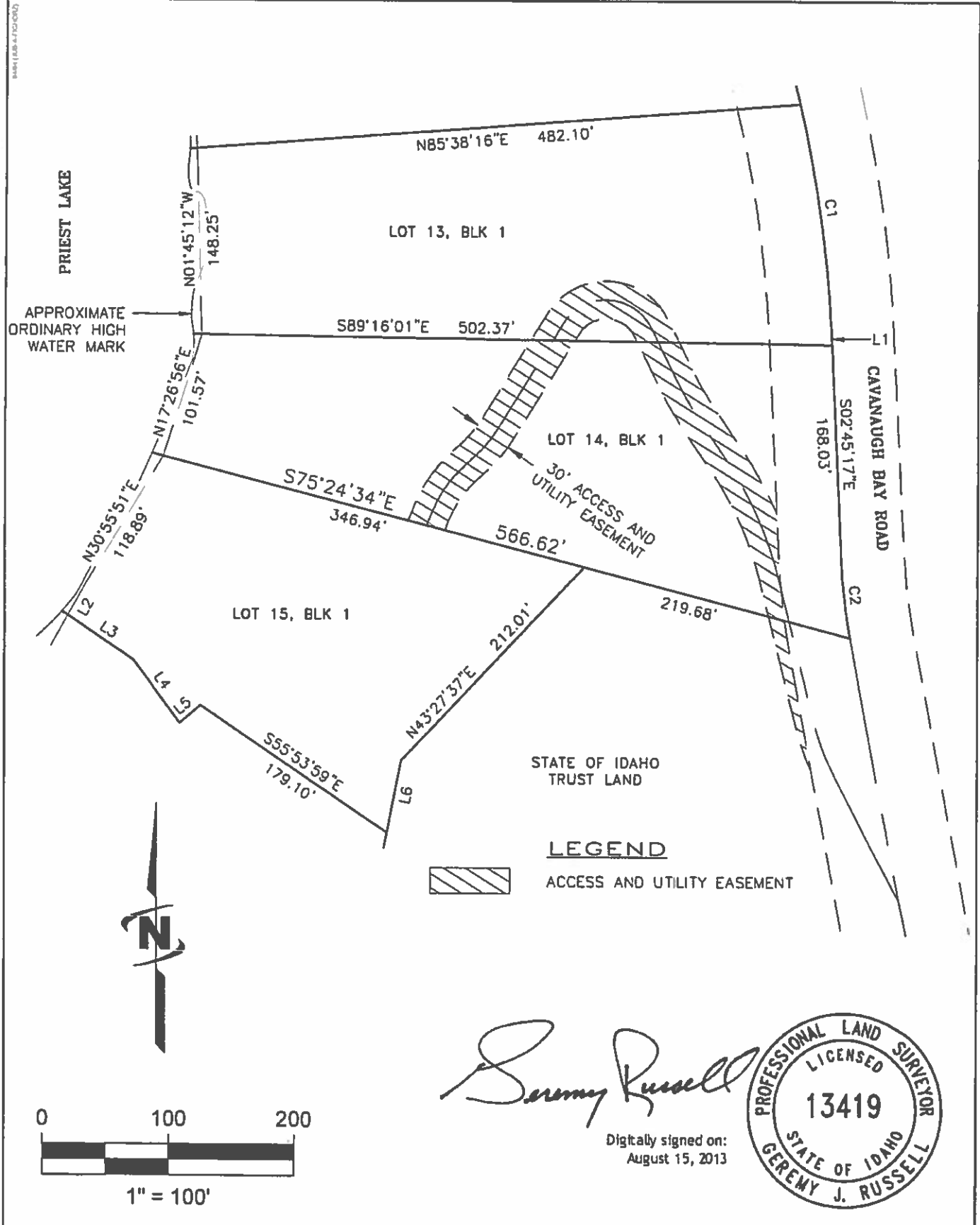
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



Digitally signed on:  
August 15, 2013



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*Jeremy Russell*

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August 15, 2013



Engineers • Surveyors • Planners

**EXHIBIT 15**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 15, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
 NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1

CAD FILE: C:\CADD\11\B1

DATE PLOTTED (DD/M/YYYY)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S2°45'17"E	9.00'
L2	N29°05'22"E	28.86'
L3	S55°53'59"E	62.60'
L4	S36°17'26"E	62.21'
L5	N50°11'41"E	21.73'
L6	N11°11'15"E	58.78'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	184.35'	1000.00'	10°33'46"	S8°02'10"E	184.09'
C2	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'

*Jeremy Russell*

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August 15, 2013



**EXHIBIT 15**  
**ACCESS AND UTILITY EASEMENT**  
LOT 15, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

EXHIBIT 16  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 16, BLOCK 1 of STATE SUBDIVISION-COUGAR CREEK  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across a portion of Idaho State Trust Land and Lots 13, 14 and 15 Block 1 of STATE SUBDIVISION-COUGAR CREEK, according to the plat thereof, recorded as Instrument No. 840104, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 26, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northwest corner of said Lot 15 (from which the northeast corner of Lot 15 bears South 75°24'34" East, 346.94 feet); thence South 2°18'09" East, 205.44 feet, more or less, to a point on the south line of said Lot 15, said point being the POINT OF BEGINNING.

thence leaving said south line of Lot 15, and along said centerline the following sixteen (16) courses:

1. 59.25 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, through a central angle of 67°53'54", said curve having a long chord which bears North 66°03'51" East a chord distance of 55.85 feet;
2. South 79°59'12" East, 12.25 feet;
3. 136.32 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 78°06'23", said curve having a long chord which bears North 60°57'37" East a chord distance of 126.01 feet;
4. North 21°54'25" East, 85.89 feet;
5. 44.30 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 25°22'51", said curve having a long chord which bears North 34°35'51" East a chord distance of 43.94 feet;
6. North 47°17'17" East, 13.85 feet;
7. 26.74 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°19'13", said curve having a long chord which bears North 39°37'40" East a chord distance of 26.66 feet;
8. North 31°58'03" East, 99.89 feet;
9. 84.88 feet along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 121°35'12", said curve having a long chord which bears South 87°14'21" East a chord distance of 69.83 feet;
10. South 26°26'45" East, 45.09 feet;
11. 39.87 feet along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 7°36'50", said curve having a long chord which bears South 30°15'09" East a chord distance of 39.84 feet;
12. South 34°03'34" East, 35.22 feet;

13. 104.37 feet along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of  $19^{\circ}55'57''$ , said curve having a long chord which bears South  $24^{\circ}05'36''$  East a chord distance of 130.84 feet;
14. South  $14^{\circ}07'38''$  East, 116.72 feet;
15. 47.39 feet along the arc of a curve to the left, having a radius of 200.00 feet, through a central angle of  $13^{\circ}34'34''$ , said curve having a long chord which bears South  $20^{\circ}54'55''$  East a chord distance of 47.28 feet;
16. South  $27^{\circ}42'11''$  East, 111.89 feet, more or less, to the centerline of Cavanaugh Bay Road and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 15 and the westerly right-of-way of Cavanaugh Bay Road.

SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.



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August 15, 2013



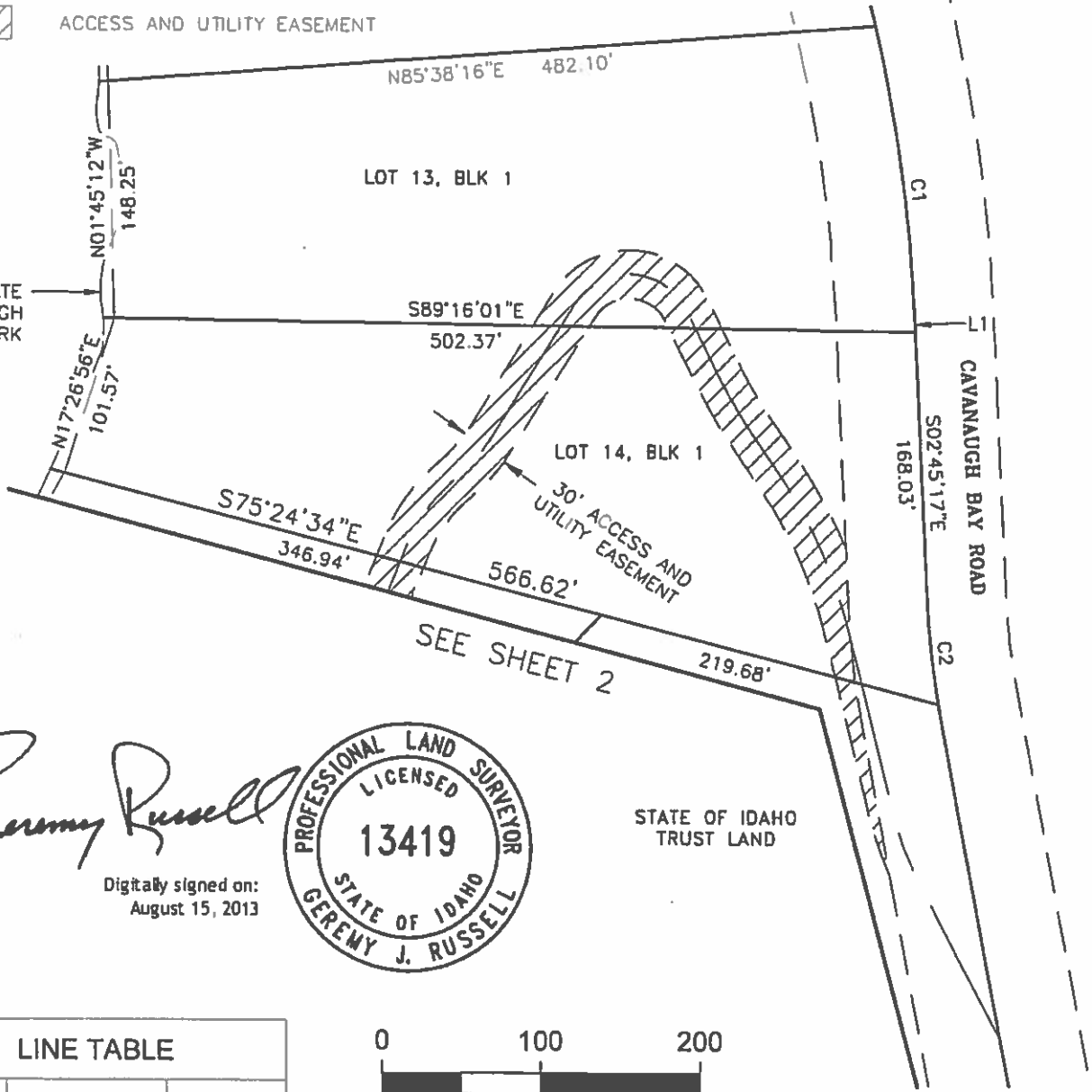
**LEGEND**



ACCESS AND UTILITY EASEMENT

PRIEST LAKE

APPROXIMATE  
ORDINARY HIGH  
WATER MARK



*Jeremy Russell*

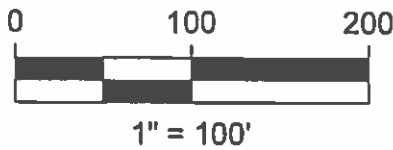
Digitally signed on:  
August 15, 2013



STATE OF IDAHO  
TRUST LAND

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S2°45'17"E	9.00'



**CURVE TABLE**

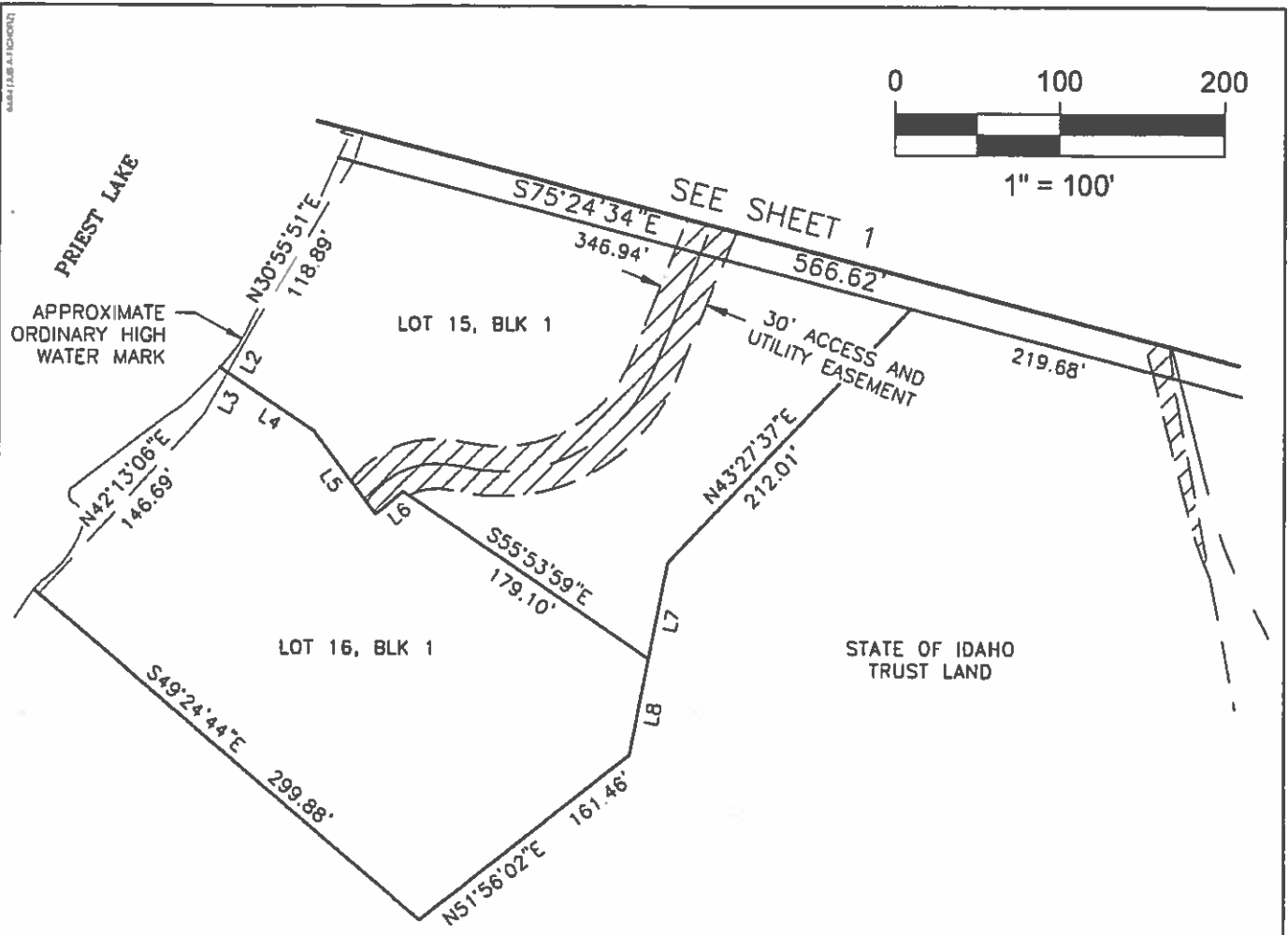
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C2	65.84'	500.00'	7°32'43"	S6°31'39"E	65.80'



Engineers • Surveyors • Planners

**EXHIBIT 16  
ACCESS AND UTILITY EASEMENT**

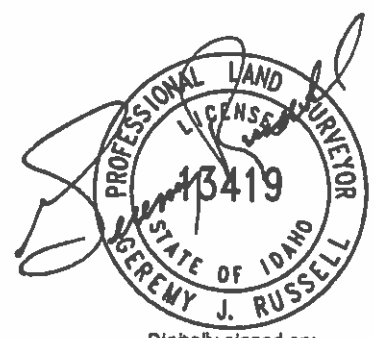
LOT 16, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 1



**LEGEND**

 ACCESS AND UTILITY EASEMENT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	N29°05'22"E	28.86'
L3	N29°05'22"E	28.86'
L4	S55°53'59"E	62.60'
L5	S36°17'26"E	62.21'
L6	N50°11'41"E	21.73'
L7	N11°11'15"E	58.78'
L8	N11°11'15"E	58.78'



Digitally signed on:  
August 15, 2013



Engineers • Surveyors • Planners

**EXHIBIT 16**  
**ACCESS AND UTILITY EASEMENT**  
LOT 16, BLOCK 1, STATE SUBDIVISION-COUGAR CREEK  
NW 1/4 SEC. 26, T60 N, R4 W, B.M. SHT. 2