

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 # 877424  
BONNER COUNTY, SANDPOINT, IDAHO  
8-7-2015 12:38:44 PM No. of Pages: 50  
Recorded for: FIRST AMERICAN TITLE AND  
Michael W Rosedale Fee: \$0.00  
Ex-Officio Recorder Deputy  
Index to: MISC  
*Randi Elchen*

[\*\*\*THIS INSTRUMENT IS RECORDED TO CORRECT AND CLARIFY INSTRUMENT No. 865297 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, AND TO CORRECT SOME DRIVEWAY ACCESSSES.]

STATE OF IDAHO  
DECLARATION OF DRIVEWAY AND UTILITY EASEMENT  
STATE SUBDIVISION - TANGLEWOOD POINT  
NO. ES100087

THIS DECLARATION ("Declaration") is made this 6<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 - TANGLEWOOD POINT, according to the official plat thereof, filed in Book 10 of Plats, at Page 162, Instrument No. 840106, 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 -~~

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Idaho Department of Lands  
Attn: Real Estate Services Bureau  
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**A. Definitions:**

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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 – TANGLEWOOD POINT, according to the official plat thereof, filed in Book 10 of Plats, at Page 162, Instrument No. 840106, 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 benefiting 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:**

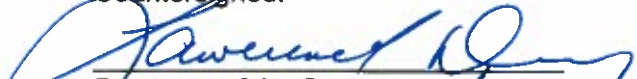

1. Each Owner of any Lot by acceptance of a deed or lease therefor, whether or not it shall be so expressed in such deed or lease, shall be deemed to covenant and agree to the terms of this Declaration.

[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

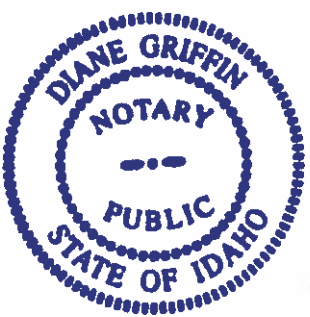



\*\*\*\*\*

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

On this 6th 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 Boise, Idaho  
My Commission expires: February 27, 2021

**EXHIBIT "A"**

**TANGLEWOOD POINT SUBDIVISION**

Lot 1, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 2, as the Servient Lot, to Clambake 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 Lot 1, as the Servient Lot, to Clambake 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 2 and 4, as the Servient Lots, to Clambake 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 2 and 3, as the Servient Lots, to Clambake 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 2, 3, 4, 6, and 7, as the Servient Lots, to Clambake Road 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 5, 4, 3, 2, and 7, as the Servient Lots, to Clambake 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 2, 3, 4, 5, and 6 as the Servient Lots, to Clambake 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 6 and 7, as the Servient Lots, to Clambake 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 6, 7, and 8, as the Servient Lots, to Clambake 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 6, 7, 8, and 9, as the Servient Lots, to Clambake 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 6, 7, 8, 9, and 10, as the Servient Lots, to Clambake 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, 14, 15, 16, 17, and 18, as the Servient Lots, to Rocky Point 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 Lots 14, 15, 16, 17, and 18, as the Servient Lots, to Rocky Point 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 15, 16, 17, and 18 as the Servient Lots, to Rocky Point 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 16, 17, and 18, as the Servient Lots, to Rocky Point 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 17, and 18, as the Servient Lots, to Rocky Point Road as described on the attached Exhibit 16.

Lot 17, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 18, as the Servient Lot, to Rocky Point Road as described on the attached Exhibit 17.





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT 1  
LEGAL DESCRIPTION  
of  
ACCESS AND UTILITY EASEMENT  
for  
LOT 1, BLOCK 1 of STATE SUBDIVISION-TANGLEWOOD POINT

IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 2, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 2; thence South 25°36'17" West along the east line of said Lot 2, 18.85 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 2, and along said centerline the following four (4) courses:

1. 49.02 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, through a central angle of 56°10'41", said curve having a long chord which bears South 62°06'25" West a chord distance of 47.08 feet;
2. South 34°01'05" West, 40.89 feet;
3. 38.08 feet along the arc of a curve to the left, having a radius of 150.00 feet, through a central angle of 14°32'40", said curve having a long chord which bears South 26°44'45" West a chord distance of 37.98 feet;
4. 6.97 feet along the arc of a reverse curve to the right, having a radius of 150.00 feet, through a central angle of 2°39'44", said curve having a long chord which bears South 20°48'17" West a chord distance of 6.97 feet, more or less, to the south line of said Lot 2 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east and south lines of said Lot 2.

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

Digitally signed on:  
August 15, 2013



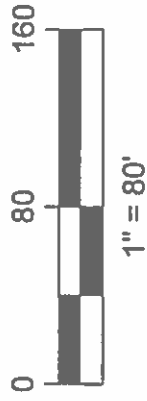
**LEGEND**

ACCESS AND UTILITY EASEMENT

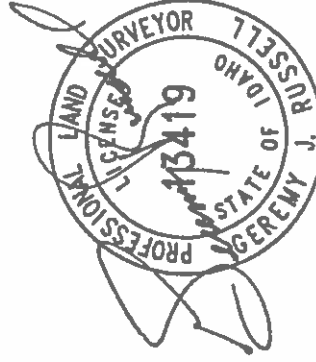


APPROXIMATE  
ORDINARY HIGH  
WATER MARK

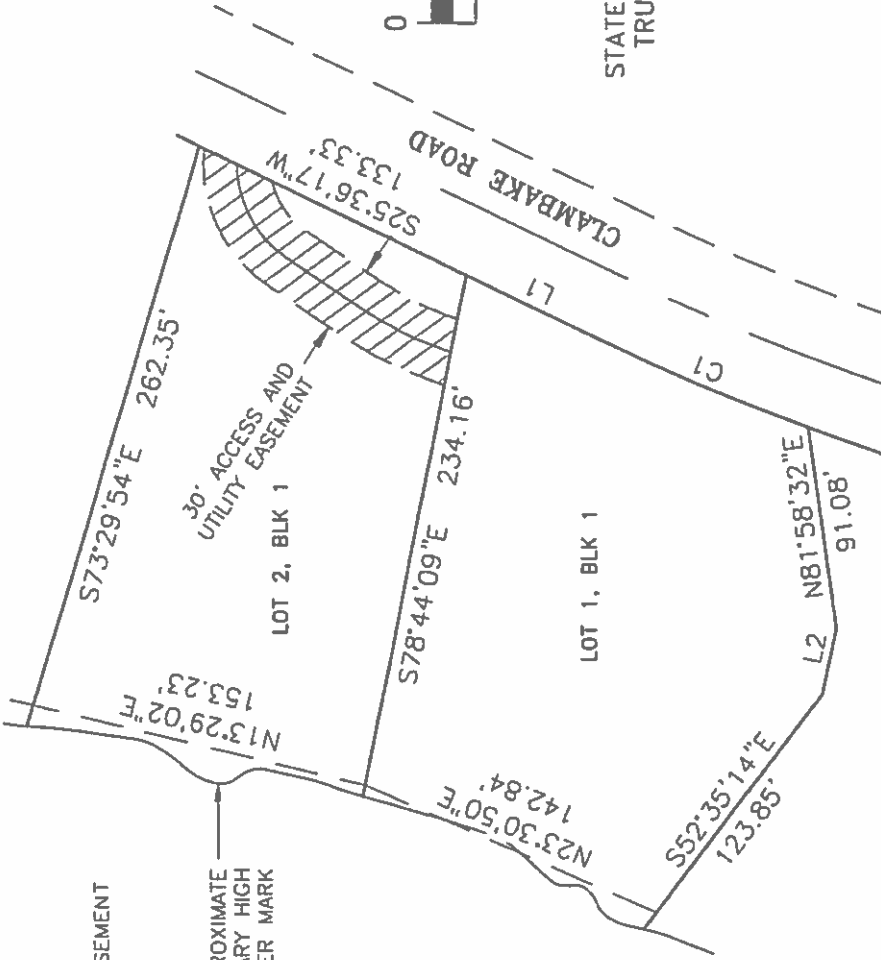
PRIEST LAKE



STATE OF IDAHO  
TRUST LAND



Digitally signed on:  
August 15, 2013



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°36'17"W	66.64'
L2	S78°00'04"E	30.49'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	102.00'	1030.00'	5°40'27"	S22°46'03"W	101.96'

**EXHIBIT 1**  
**ACCESS AND UTILITY EASEMENT**

LOT 1, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
SEC. 22, T60 N, R4 W, B.M.



JUB ENGINEERS, INC.  
1000 S. 1000 E., SUITE 100  
TANGLEWOOD POINT, UT 84401



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-TANGLEWOOD POINT  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 1, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 1; thence North 78° 44'09" West along the north line of said Lot 1, 35.26 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 1, and along said centerline the following ten (10) courses:

1. 26.33 feet along the arc of a non-tangent curve to the right, having a radius of 150.00 feet, through a central angle of 10° 03'30", said curve having a long chord which bears South 27° 09'54" West a chord distance of 26.30 feet;
2. South 32° 11'39" West, 54.02 feet;
3. 66.14 feet along the arc of a curve to the left, having a radius of 500.00 feet, through a central angle of 7° 34'44", said curve having a long chord which bears South 28° 24'17" West a chord distance of 66.09 feet;
4. 22.01 feet along the arc of a reverse curve to the right, having a radius of 30.00 feet, through a central angle of 42° 01'40", said curve having a long chord which bears South 45° 37'45" West a chord distance of 21.52 feet;
5. South 66° 38'35" West, 22.05 feet;
6. 25.71 feet along the arc of a curve to the right, having a radius of 12.00 feet, through a central angle of 122° 45'51", said curve having a long chord which bears North 51° 58'30" West a chord distance of 21.07 feet;
7. North 9° 24'26" East, 16.12 feet;
8. 30.83 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 35° 19'32", said curve having a long chord which bears North 27° 04'12" East a chord distance of 30.34 feet;
9. 112.60 feet along the arc of a reverse curve to the left, having a radius of 180.00 feet, through a central angle of 35° 50'28", said curve having a long chord which bears North 26° 48'44" East a chord distance of 110.77 feet;
10. North 8° 53'30" East, 7.69 feet, more or less, to the north line of said Lot 1 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 1.

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

Digitally signed on:  
August 15, 2013



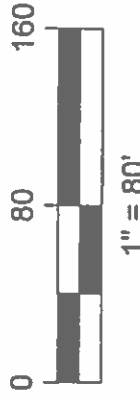
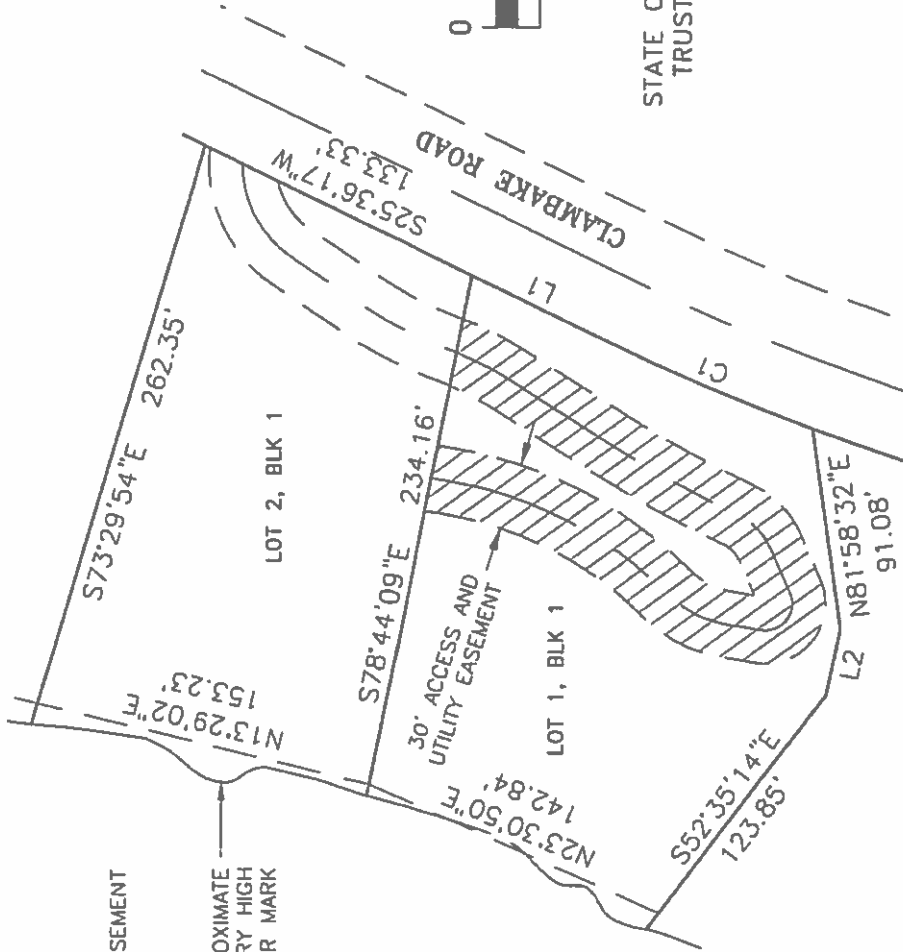
**LEGEND**

ACCESS AND UTILITY EASEMENT

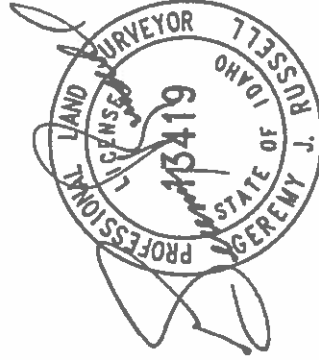


APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE



STATE OF IDAHO  
TRUST LAND



Digitally signed on:  
August 15, 2013

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LINE #	DIRECTION	LENGTH
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L2	S78°00'04"E	30.49'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	102.00'	1030.00'	5°40'27"	S22°46'03"W	101.96'

**EXHIBIT 2**  
**ACCESS AND UTILITY EASEMENT**

LOT 2, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
SEC. 22, T60 N, R4 W, B.M.



JUB ENGINEERS, INC.  
141-B ENGINEERS, INC.  
141-B ENGINEERS, INC.  
141-B ENGINEERS, INC.



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGOON GROUP



GATEWAY MAPPING INC.

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

That portion of Lot 2, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, further described as follows:

BEGINNING at the northeast corner of said Lot 2; thence South 25°36'17" West along the east line of said Lot 2, 22.25 feet;

thence 28.35 feet along the arc of a non-tangent curve to the right, having a radius of 57.00 feet, through a central angle of 28°30'02", said curve having a long chord which bears North 21°58'04" West a chord distance of 28.06 feet, more or less, to the north line of said Lot 2;

thence South 73°29'54" East along said north line, 20.98 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH:

That portion of Lot 4, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, further described as follows:

COMMENCING at the southeast corner of said Lot 4; thence North 77°28'52" West along the south line of said Lot 4, 85.80 feet, more or less, to the POINT OF BEGINNING;

thence North 10°46'15" West, 0.58 feet;

thence 10.95 feet along the arc of a curve to the right, having a radius of 185.00 feet, through a central angle of 3°23'30", said curve having a long chord which bears North 9°04'30" West a chord distance of 10.95 feet;

thence 53.11 feet along the arc of a reverse curve to the left, having a radius of 25.00 feet, through a central angle of 121°43'06", said curve having a long chord which bears North 68°14'17" West a chord distance of 43.67 feet;

thence South 50°54'10" West, 22.61 feet, more or less, to the south line of said Lot 4;

F:\Projects\JUB\20-11-035 IDL\_LED Lot Solutions\_Priest Lake\Cavanaugh(S)\Cad\Survey\LEGALS\Legals and Exhibits\Tanglewood Point Legals\TP\_L3\_B1.docx

thence South 77°28'52" East along said south line, 61.40 feet, more or less, to the POINT OF BEGINNING.

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

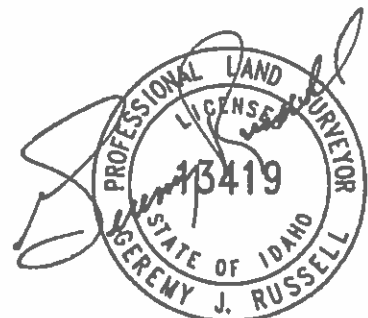


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August 15, 2013

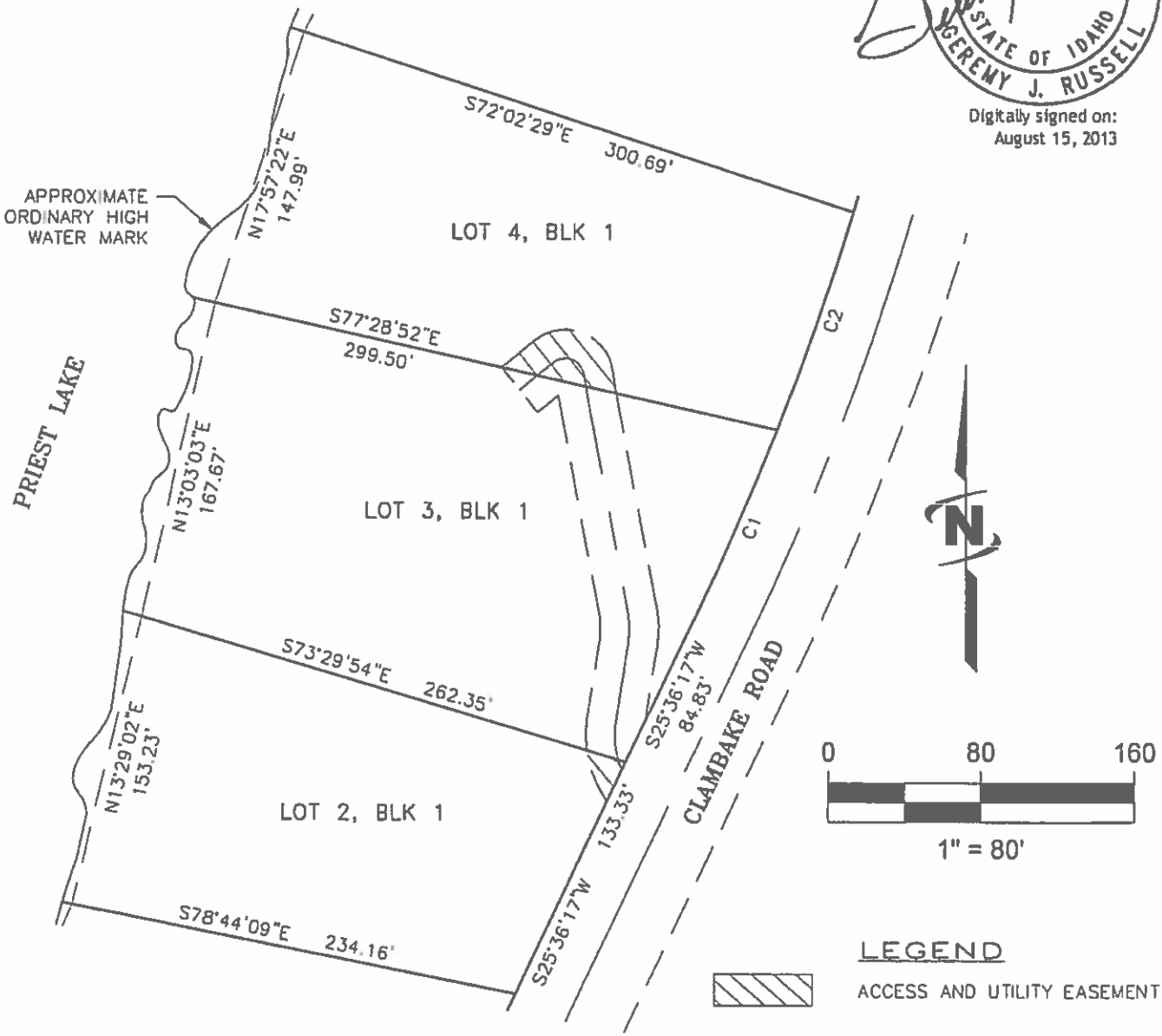


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**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.22'	1470.00'	4°06'04"	S23°33'14"W	105.20'
C2	119.66'	1470.00'	4°39'50"	S19°10'17"W	119.62'



Engineers • Surveyors • Planners

**EXHIBIT 3**  
**ACCESS AND UTILITY EASEMENT**  
LOT 3, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
SEC. 22, T60 N, R4 W, B.M.

CAD FILE (P.13 B1)



J-U-B ENGINEERS, INC.

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-TANGLEWOOD POINT  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 2 and 3, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 2; thence South 25°36'17" West along the east line of said Lot 2, 4.25 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 2, and along said centerline the following five (5) courses:

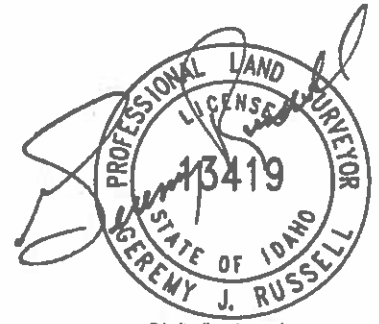
1. 24.54 feet along the arc of a non-tangent curve to the right, having a radius of 42.00 feet, through a central angle of 33°28'46", said curve having a long chord which bears North 7°48'03" West a chord distance of 24.19 feet;
2. North 8°56'19" East, 41.98 feet;
3. 17.20 feet along the arc of a curve to the left, having a radius of 50.00 feet, through a central angle of 19°42'34", said curve having a long chord which bears North 0°54'58" West a chord distance of 17.12 feet;
4. North 10°46'15" West, 112.56 feet;
5. 5.84 feet along the arc of a curve to the right, having a radius of 200.00 feet, through a central angle of 1°40'27", said curve having a long chord which bears North 9°56'01" West a chord distance of 5.84 feet, more or less, to the north line of said Lot 3 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east lines of said Lots 2 and 3 and the north line of said Lot 3.

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

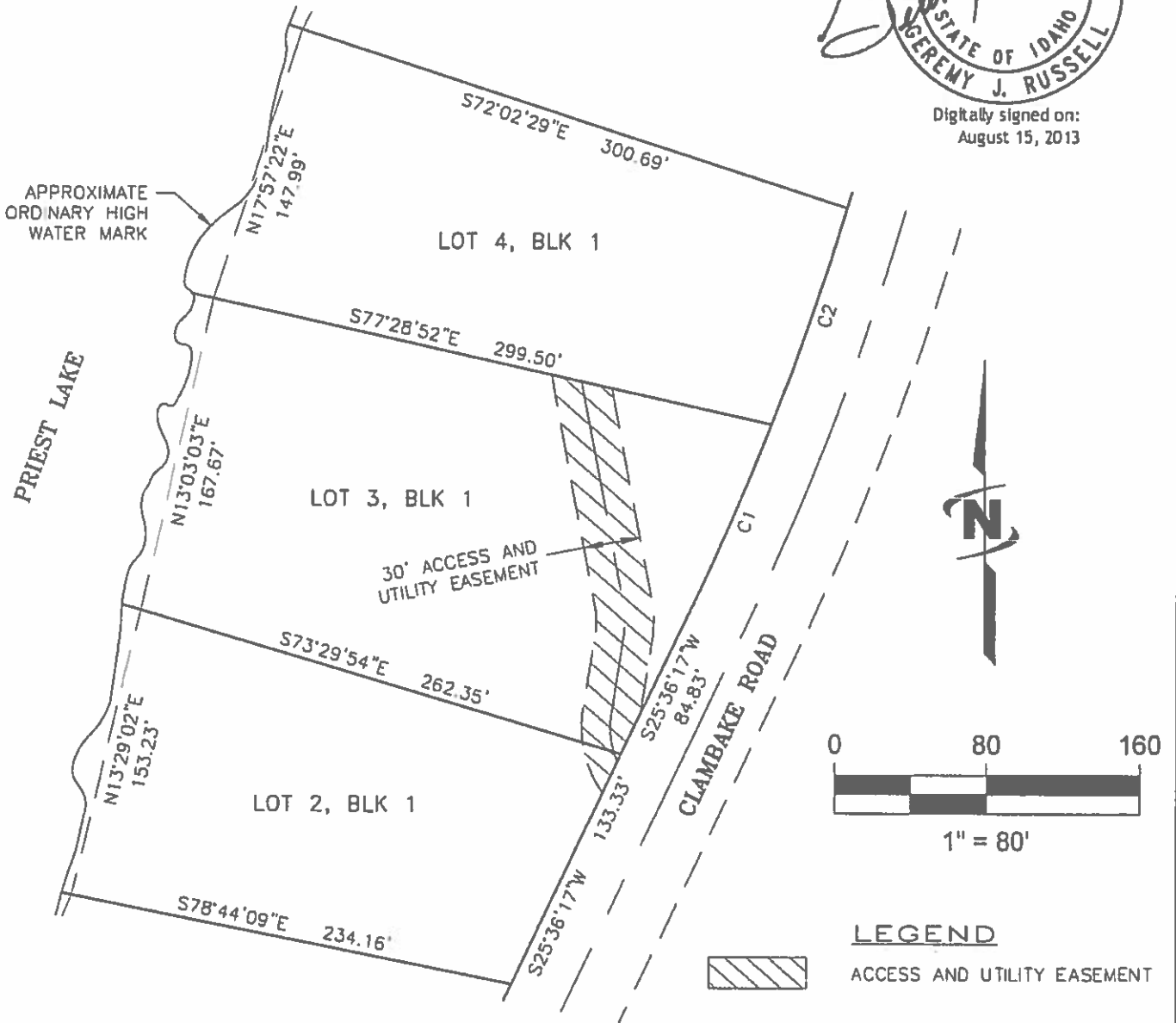
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August 15, 2013







Digitally signed on:  
August 15, 2013



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.22'	1470.00'	4°06'04"	S23°33'14"W	105.20'
C2	119.66'	1470.00'	4°39'50"	S19°10'17"W	119.62'



Engineers • Surveyors • Planners

EXHIBIT 4  
ACCESS AND UTILITY EASEMENT

LOT 4, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
SW AND NW 1/4 SEC. 22, T60 N, R4 W, B.M.



J-U-B ENGINEERS, INC.

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-TANGLEWOOD POINT  
 IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 2, 3 and 4, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 2; thence South 25°36'17" West along the east line of said Lot 2, 4.25 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 2, and along said centerline the following six (6) courses:

1. 24.54 feet along the arc of a non-tangent curve to the right, having a radius of 42.00 feet, through a central angle of 33°28'46", said curve having a long chord which bears North 7°48'03" West a chord distance of 24.19 feet;
2. North 8°56'19" East, 41.98 feet;
3. 17.20 feet along the arc of a curve to the left, having a radius of 50.00 feet, through a central angle of 19°42'34", said curve having a long chord which bears North 0°54'58" West a chord distance of 17.12 feet;
4. North 10°46'15" West, 112.56 feet;
5. 57.44 feet along the arc of a curve to the right, having a radius of 200.00 feet, through a central angle of 16°27'20", said curve having a long chord which bears North 2°32'35" West a chord distance of 57.24 feet;
6. North 5°41'05" East, 82.71 feet, more or less, to the north line of said Lot 4 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east lines of said Lots 2 and 3 and the north line of said Lot 4.

TOGETHER WITH:

A strip of land 30 feet in width, across Lots 6 and 7, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No.840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 22, 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 southwest corner of said Lot 6; thence North 49°29'34" East along the east line of said Lot 6, 40.45 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 6, and along said centerline the following thirteen (13) courses:

F:\Projects\JUB\20-11-035 IDL\_LED Lot Solutions\_Priest Lake\Cavanaugh(5)\Cad\Survey\LEGALS\Legals and Exhibits\Tanglewood Point Legals\TTP\_LS\_B1.docx

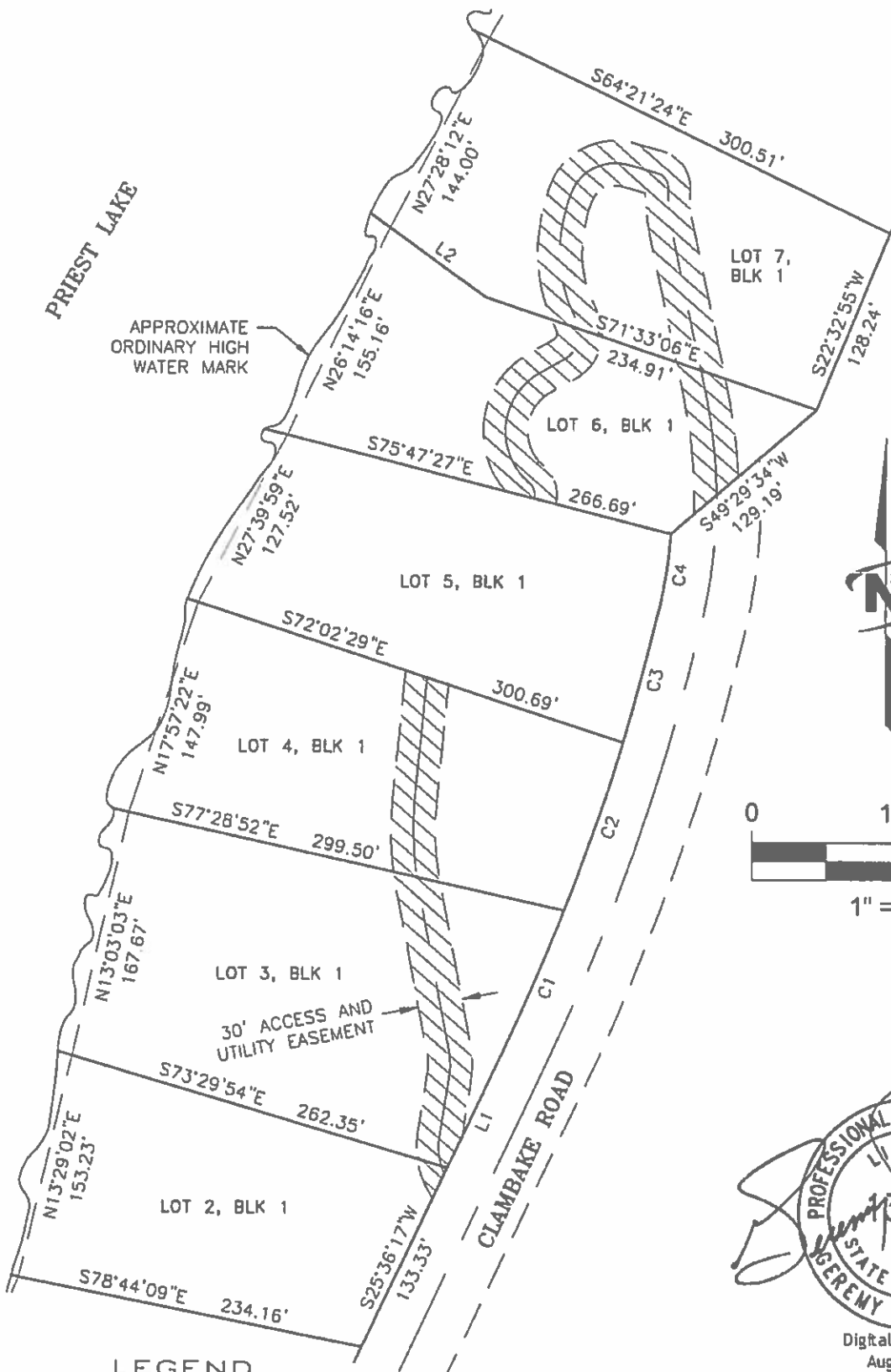
1. 70.26 feet along the arc of a non-tangent curve to the left, having a radius of 350.00 feet, through a central angle of 11°30'05", said curve having a long chord which bears North 6°23'42" West a chord distance of 70.14 feet;
2. North 12°08'45" West, 112.07 feet;
3. 26.73 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 15°18'47", said curve having a long chord which bears North 4°29'21" West a chord distance of 26.65 feet;
4. 13.60 feet along the arc of a reverse curve to the left, having a radius of 10.00 feet, through a central angle of 77°57'02", said curve having a long chord which bears North 35°48'29" West a chord distance of 12.58 feet;
5. North 74°47'00" West, 20.36 feet;
6. 47.68 feet along the arc of a curve to the left, having a radius of 32.00 feet, through a central angle of 85°22'27", said curve having a long chord which bears South 62°31'46" West a chord distance of 43.39 feet;
7. 34.76 feet along the arc of a compound curve to the left, having a radius of 120.00 feet, through a central angle of 16°35'50", said curve having a long chord which bears South 11°32'38" West a chord distance of 34.64 feet;
8. 51.95 feet along the arc of a compound curve to the left, having a radius of 95.00 feet, through a central angle of 31°19'53", said curve having a long chord which bears South 12°25'13" East a chord distance of 51.30 feet;
9. 31.18 feet along the arc of a reverse curve to the right, having a radius of 20.00 feet, through a central angle of 89°19'22", said curve having a long chord which bears South 16°34'31" West a chord distance of 28.12 feet;
10. South 61°14'12" West, 18.27 feet;
11. 87.74 feet along the arc of a curve to the left, having a radius of 45.00 feet, through a central angle of 111°42'35", said curve having a long chord which bears South 5°22'55" West a chord distance of 74.49 feet;
12. 11.16 feet along the arc of a reverse curve to the right, having a radius of 10.00 feet, through a central angle of 63°56'56", said curve having a long chord which bears South 18°29'54" East a chord distance of 10.59 feet;
13. 0.40 feet along the arc of a compound curve to the right, having a radius of 35.00 feet, through a central angle of 0°39'13", said curve having a long chord which bears South 13°48'10" West a chord distance of 0.40 feet, more or less, to the south line of said Lot 6 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the easterly and south lines of said Lot 6.

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

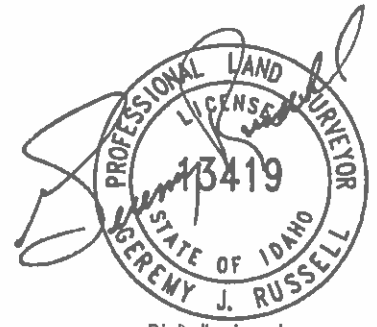
*Seremy Russell*

Digitally signed on:  
August 15, 2013





**LEGEND**  
 ACCESS AND UTILITY EASEMENT



Digitally signed on:  
 August 15, 2013



**EXHIBIT 5**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 5, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
 SEC. 22, T60 N, R4 W, B.M. SHT. 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°36'17"W	84.83'
L2	S54°37'04"E	80.11'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.22'	1470.00'	4°06'04"	S23°33'14"W	105.20'
C2	119.66'	1470.00'	4°39'50"	S19°10'17"W	119.62'
C3	92.43'	1470.00'	3°36'10"	S15°02'17"W	92.42'
C4	51.57'	320.00'	9°14'01"	S8°37'12"W	51.51'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



**EXHIBIT 5**  
**ACCESS AND UTILITY EASEMENT**  
LOT 5, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
SEC. 22, T60 N, R4 W, B.M. SHT.2



J-U-B ENGINEERS, INC.

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-TANGLEWOOD POINT

IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 2, 3, 4 and 5, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 2; thence South 25°36'17" West along the east line of said Lot 2, 4.25 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 2, and along said centerline the following eight (8) courses:

1. 24.54 feet along the arc of a non-tangent curve to the right, having a radius of 42.00 feet, through a central angle of 33°28'46", said curve having a long chord which bears North 7°48'03" West a chord distance of 24.19 feet;
2. North 8°56'19" East, 41.98 feet;
3. 17.20 feet along the arc of a curve to the left, having a radius of 50.00 feet, through a central angle of 19°42'34", said curve having a long chord which bears North 0°54'58" West a chord distance of 17.12 feet;
4. North 10°46'15" West, 112.56 feet;
5. 57.44 feet along the arc of a curve to the right, having a radius of 200.00 feet, through a central angle of 16°27'20", said curve having a long chord which bears North 2°32'35" West a chord distance of 57.24 feet;
6. North 5°41'05" East, 100.00 feet;
7. 101.19 feet along the arc of a curve to the right, having a radius of 105.00 feet, through a central angle of 55°12'56", said curve having a long chord which bears North 33°17'33" East a chord distance of 97.32 feet;
8. 28.57 feet along the arc of a reverse curve to the left, having a radius of 35.00 feet, through a central angle of 46°46'14", said curve having a long chord which bears North 37°30'54" East a chord distance of 27.78 feet, more or less, to the north line of said Lot 5 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east lines of said Lots 2 and 3 and the north line of said Lot 5.

TOGETHER WITH:

A strip of land 30 feet in width, across Lot 7, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in the NW 1/4 of Section 22, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

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COMMENCING at the southeast corner of said Lot 7; thence North 71°33'06" West along the south line of said Lot 7, 82.54 feet, more or less, to the POINT OF BEGINNING.

thence leaving said south line of Lot 7, and along said centerline the following eight (8) courses:

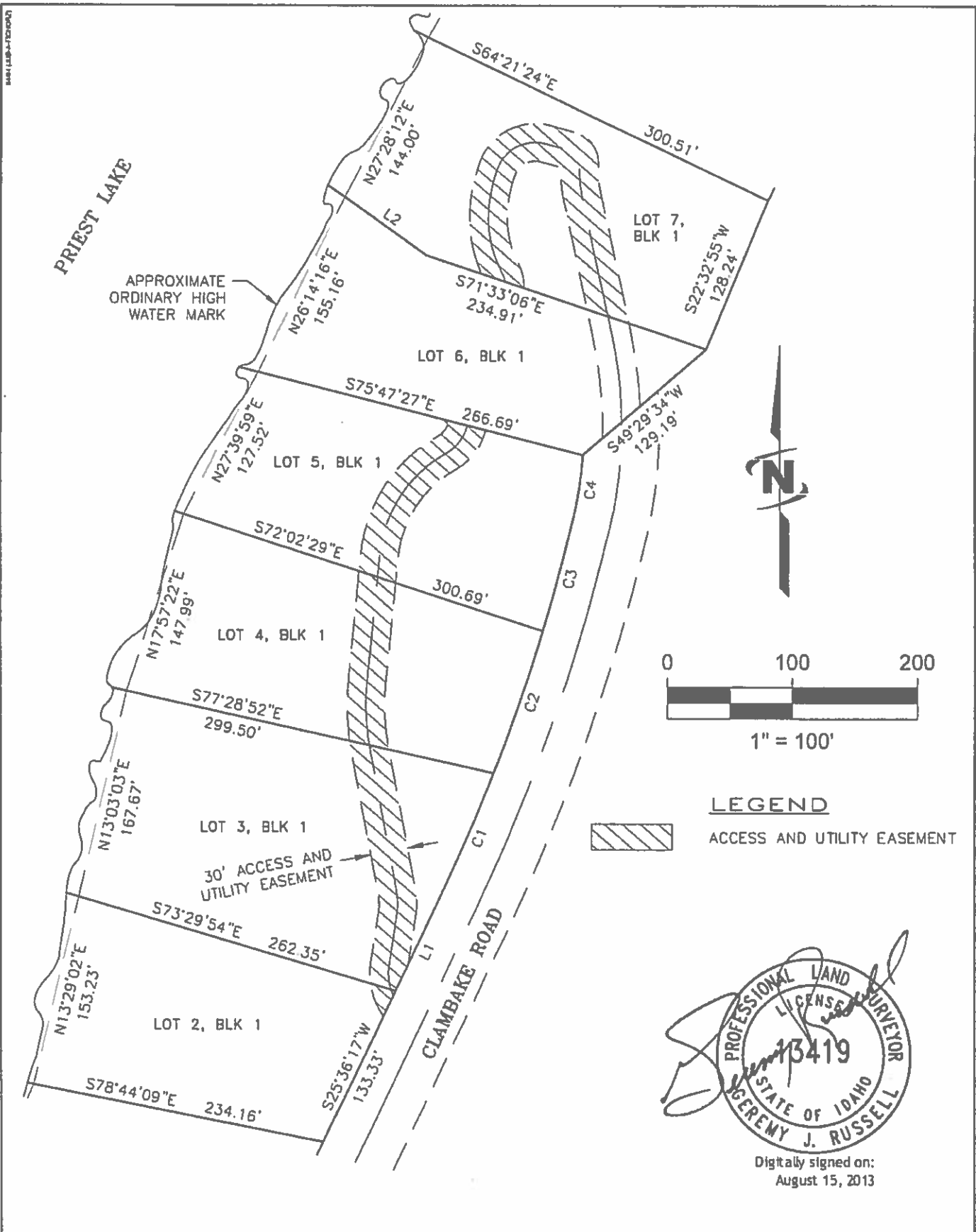
1. North 12°08'45" West, 97.70 feet;
2. 26.73 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 15°18'47", said curve having a long chord which bears North 4°29'21" West a chord distance of 26.65 feet;
3. 13.60 feet along the arc of a reverse curve to the left, having a radius of 10.00 feet, through a central angle of 77°57'02", said curve having a long chord which bears North 35°48'29" West a chord distance of 12.58 feet;
4. North 74°47'00" West, 20.36 feet;
5. 47.68 feet along the arc of a curve to the left, having a radius of 32.00 feet, through a central angle of 85°22'27", said curve having a long chord which bears South 62°31'46" West a chord distance of 43.39 feet;
6. 34.76 feet along the arc of a compound curve to the left, having a radius of 120.00 feet, through a central angle of 16°35'50", said curve having a long chord which bears South 11°32'38" West a chord distance of 34.64 feet;
7. 51.95 feet along the arc of a compound curve to the left, having a radius of 95.00 feet, through a central angle of 31°19'53", said curve having a long chord which bears South 12°25'13" East a chord distance of 51.30 feet;
8. 6.60 feet along the arc of a reverse curve to the right, having a radius of 20.00 feet, through a central angle of 18°54'30", said curve having a long chord which bears South 18°37'54" East a chord distance of 6.57 feet, more or less, to the southwesterly line of said Lot 7 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 7.

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



Digitally signed on:  
August 15, 2013





**EXHIBIT 6**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 6, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
 SW AND NW 1/4 SEC. 22, T60 N, R4 W, B.M. SHT. 1



DATE PLOTTED

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°36'17"W	84.83'
L2	S54°37'04"E	80.11'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.22'	1470.00'	4°06'04"	S23°33'14"W	105.20'
C2	119.66'	1470.00'	4°39'50"	S19°10'17"W	119.62'
C3	92.43'	1470.00'	3°36'10"	S15°02'17"W	92.42'
C4	51.57'	320.00'	9°14'01"	S8°37'12"W	51.51'

*Sammy Russell*

Digitally signed on:  
August 15, 2013



Engineers • Surveyors • Planners

**EXHIBIT 6**

**ACCESS AND UTILITY EASEMENT**

LOT 6, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
SW AND NW 1/4 SEC. 22, T60 N, R4 W, B.M. SHT.2

**Exhibit 7  
Legal Description  
of  
Access and Utility Easement  
for  
Lot 7, Block 1 of State Subdivision – Tanglewood Point  
Idaho Dept. of Lands**

A strip of land 30 feet in width, across Lot 6, Block 1 of State Subdivision – Tanglewood Point, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 6; thence North 49°29'34" East along the east line of said Lot 6, 40.45 feet, more or less, to the POINT OF BEGINNING;

Thence leaving said east line of Lot 6, and along said centerline the following two (2) courses:

1. 70.26 feet along the arc of a non-tangent curve to the left, having a radius of 350.00 feet, through a central angle of 11°30'05", said curve having a long chord which bears North 6°23'42" West a chord distance of 70.14 feet;
2. North 12°08'45" West, 14.37 feet, more or less, to the north line of said Lot 6 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east and north lines of Lot 6.

TOGETHER WITH:

A strip of land 30 feet in width, across Lots 2, 3, 4, 5, and 6, Block 1 of State Subdivision – Tanglewood Point, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 2; thence 25°36'17" West along the east line of said Lot 2, 4.25 feet, more or less, to the POINT OF BEGINNING;

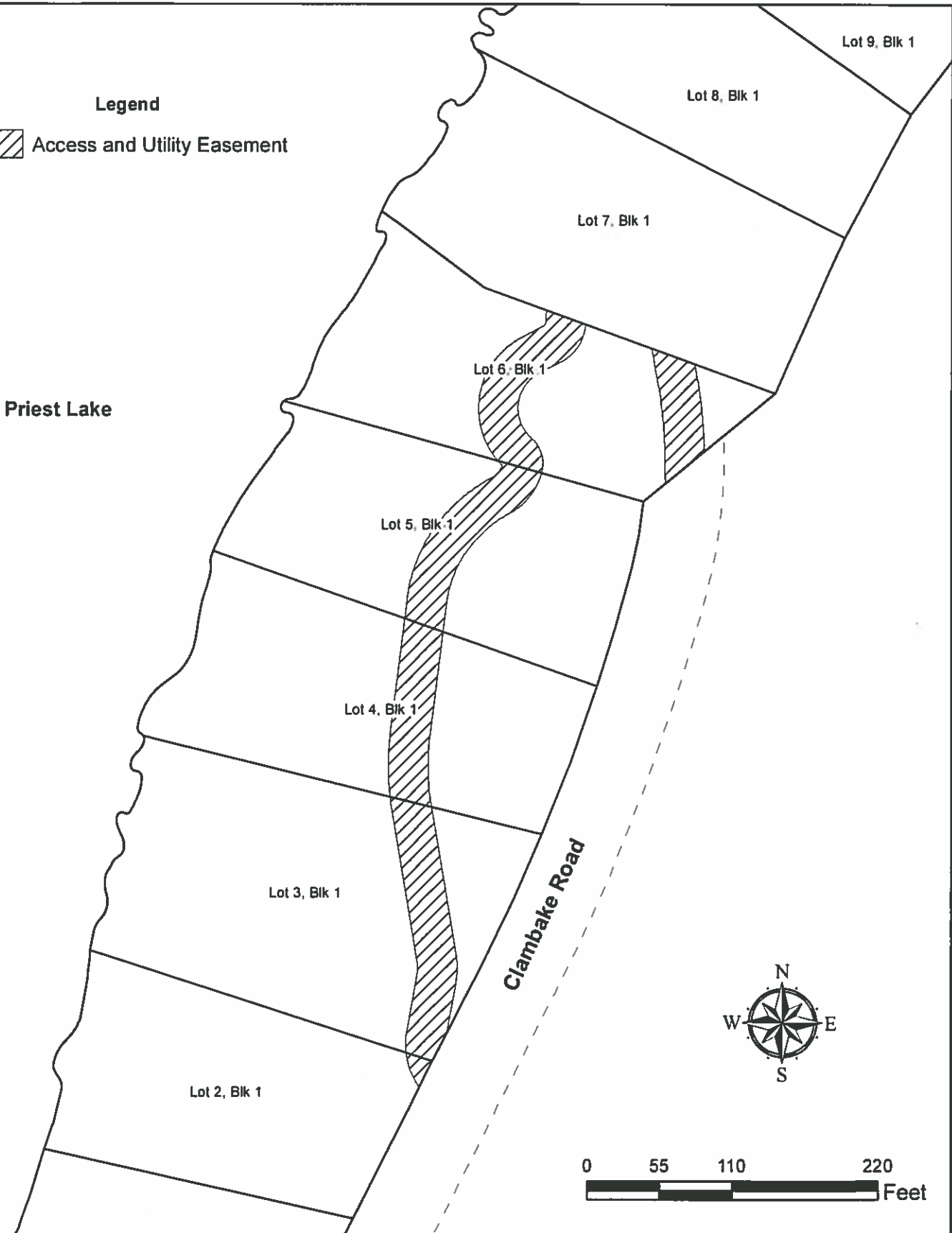
Thence leaving said east line of Lot 2, and along said centerline the following thirteen (13) courses:

1. 24.54 feet along the arc of a non-tangent curve to the right, having a radius of 42.00 feet, through a central angle of 33°28'46", said curve having a long chord which bears North 7°48'03" West a chord distance of 24.19 feet;
2. North 8°56'19" East, 41.98 feet;

3. 17.20 feet along the arc of a curve to the left, having a radius of 50.00 feet, through a central angle of  $19^{\circ}42'34''$ , said curve having a long chord which bears North  $0^{\circ}54'58''$  West a chord distance of 17.12 feet;
4. North  $10^{\circ}46'15''$  West, 112.56 feet;
5. 57.44 feet along the arc of a curve to the right, having a radius of 200.00 feet, through a central angle of  $16^{\circ}27'20''$ , said curve having a long chord which bears North  $2^{\circ}32'35''$  West a chord distance of 57.24 feet;
6. North  $5^{\circ}41'05''$  East, 100.00 feet;
7. 101.19 feet along the arc of a curve to the right, having a radius of 105.00 feet, through a central angle of  $55^{\circ}12'56''$ , said curve having a long chord which bears North  $33^{\circ}17'33''$  East a chord distance of 97.32 feet;
8. 28.57 feet along the arc of a reverse curve to the left, having a radius of 35.00 feet, through a central angle of  $46^{\circ}46'14''$ , said curve having a long chord which bears North  $37^{\circ}30'54''$  East a chord distance of 27.78 feet;
9. 0.40 feet along the arc of a compound curve to the left, having a radius of 35.00 feet, through a central angle of  $0^{\circ}39'13''$ , said curve having a long chord which bears North  $13^{\circ}48'10''$  East a chord distance of 0.40 feet;
10. 11.16 feet along the arc of a compound curve to the left, having a radius of 10.00 feet, through a central angle of  $63^{\circ}56'56''$ , said curve having a chord which bears North  $18^{\circ}29'54''$  West a chord distance of 10.59 feet;
11. 87.74 feet along the arc of a reverse curve to the right, having a radius of 45.00 feet, through a central angle of  $111^{\circ}42'35''$ , said curve having a long chord which bears North  $5^{\circ}22'55''$  East a chord distance of 74.49 feet;
12. North  $61^{\circ}14'12''$  East, 18.27 feet;
13. 24.584 feet along the arc of a curve to the left, having a radius of 20.00 feet, through a central angle of  $70^{\circ}25'37''$ , said curve having a long chord which bears North  $26^{\circ}1'24''$  East a chord distance of 23.065 feet, more or less, to the north line of said Lot 6 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the easterly line of said Lots 2 and 3, and the north line of said Lot 6.

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

**Legend**  
 Access and Utility Easement



**Exhibit 7**  
**Access and Utility Easement**  
Lot 7, Block 1, State Subdivision - Tanglewood Point  
NW 1/4 Sec. 22, T60N, R4W, B.M.



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-TANGLEWOOD POINT  
 IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 6 and 7, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho being situated in Section 22, 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 6; thence North 49°29'34" East along the east line of said Lot 6, 40.45 feet, more or less, to the POINT OF BEGINNING.

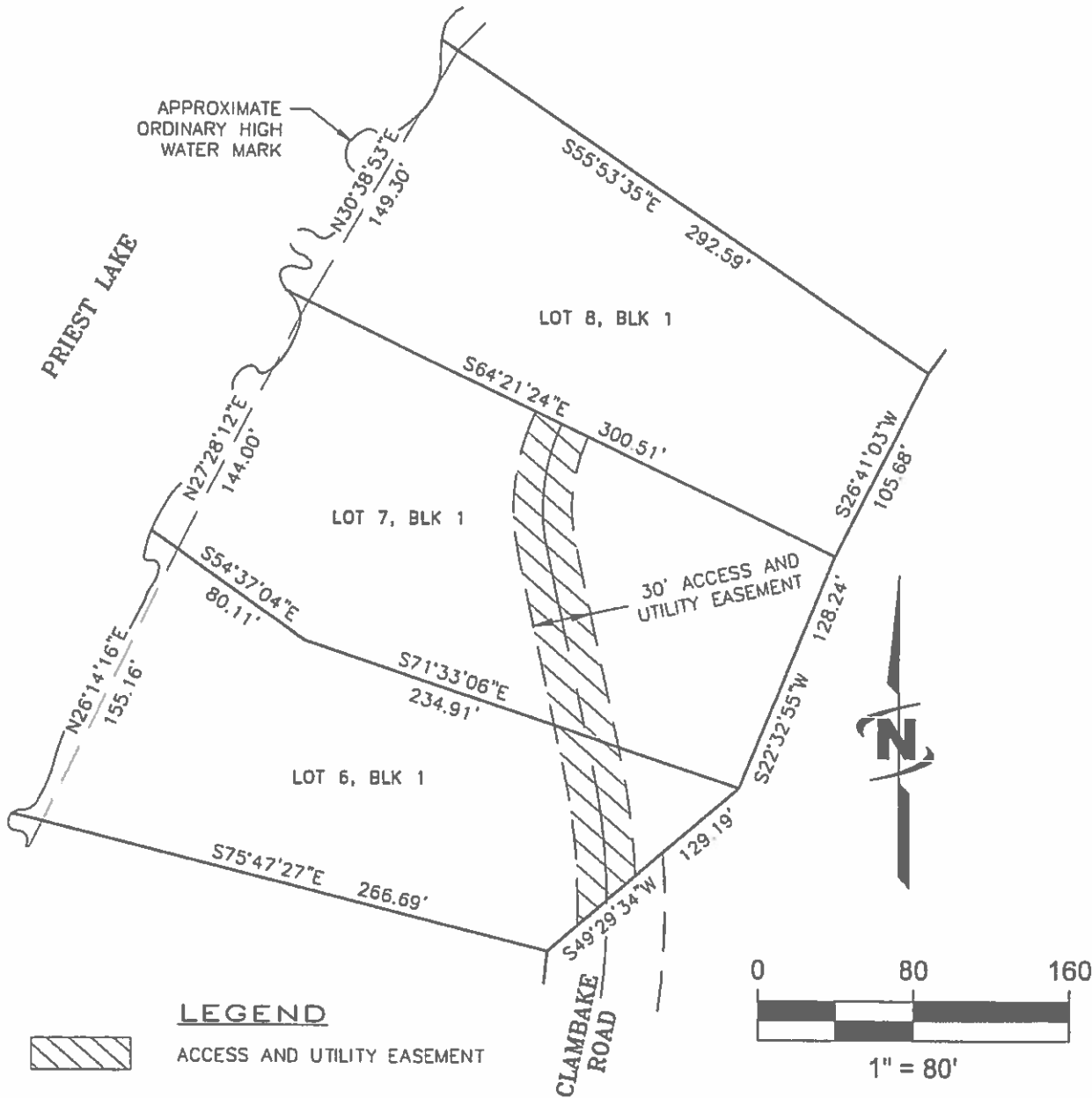
thence leaving said east line of Lot 6, and along said centerline the following four (4) courses:

1. 70.26 feet along the arc of a non-tangent curve to the left, having a radius of 350.00 feet, through a central angle of 11°30'05", said curve having a long chord which bears North 6°23'42" West a chord distance of 70.14 feet;
2. North 12°08'45" West, 112.07 feet;
3. 61.80 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 35°24'39", said curve having a long chord which bears North 5°33'35" East a chord distance of 60.82 feet;
4. North 23°15'54" East, 4.06 feet, more or less, to the north line of said Lot 7 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east line of said Lot 6 and the north line of said Lot 7.

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



**EXHIBIT 8**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 8, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
 NW 1/4 SEC. 22, T60 N, R4 W, B.M.



J-U-B ENGINEERS, INC.

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-TANGLEWOOD POINT  
 IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 6, 7, and 8, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 6; thence North 49° 29' 34" East along the east line of said Lot 6, 40.45 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 6, and along said centerline the following four (4) courses:

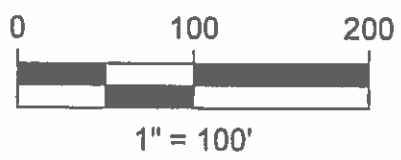
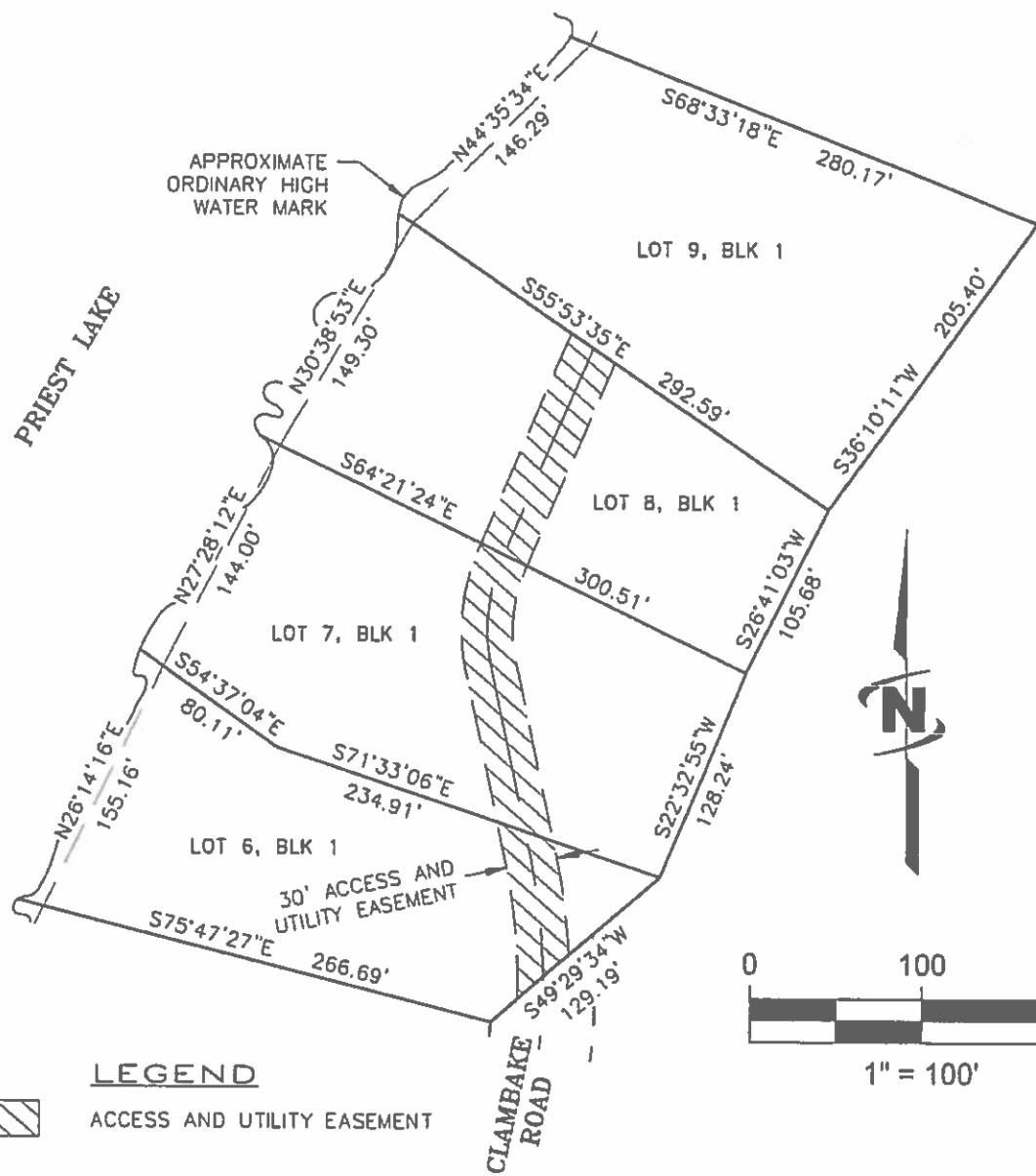
1. 70.26 feet along the arc of a non-tangent curve to the left, having a radius of 350.00 feet, through a central angle of 11° 30' 05", said curve having a long chord which bears North 6° 23' 42" West a chord distance of 70.14 feet;
2. North 12° 08' 45" West, 112.07 feet;
3. 61.80 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 35° 24' 39", said curve having a long chord which bears North 5° 33' 35" East a chord distance of 60.82 feet;
4. North 23° 15' 54" East, 134.13 feet, more or less, to the north line of said Lot 8 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east line of said Lot 6 and the north line of said Lot 8.

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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**LEGEND**

 ACCESS AND UTILITY EASEMENT

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



**EXHIBIT 9**  
**ACCESS AND UTILITY EASEMENT**  
 LOT 9, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
 NW 1/4 SEC. 22, T60 N, R4 W, B.M.





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-TANGLEWOOD POINT  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 6, 7, 8, and 9, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 6; thence North  $49^{\circ}29'34''$  East along the east line of said Lot 6, 40.45 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 6, and along said centerline the following six (6) courses:

1. 70.26 feet along the arc of a non-tangent curve to the left, having a radius of 350.00 feet, through a central angle of  $11^{\circ}30'05''$ , said curve having a long chord which bears North  $6^{\circ}23'42''$  West a chord distance of 70.14 feet;
2. North  $12^{\circ}08'45''$  West, 112.07 feet;
3. 61.80 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of  $35^{\circ}24'39''$ , said curve having a long chord which bears North  $5^{\circ}33'35''$  East a chord distance of 60.82 feet;
4. North  $23^{\circ}15'54''$  East, 151.88 feet;
5. 88.78 feet along the arc of a curve to the left, having a radius of 1,000.00 feet, through a central angle of  $5^{\circ}05'12''$ , said curve having a long chord which bears North  $20^{\circ}43'18''$  East a chord distance of 88.75 feet;
6. 56.38 feet along the arc of a reverse curve to the right, having a radius of 200.00 feet, through a central angle of  $16^{\circ}09'02''$ , said curve having a long chord which bears North  $26^{\circ}15'12''$  East a chord distance of 56.19 feet, more or less, to the north line of said Lot 9 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the east line of said Lot 6 and the north line of said Lot 9.

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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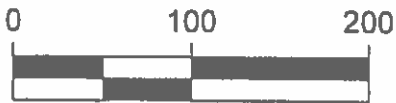


**LEGEND**

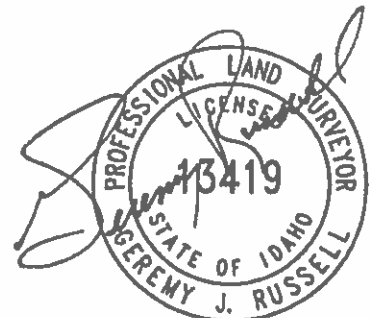
ACCESS AND UTILITY EASEMENT

PRIEST LAKE

APPROXIMATE  
ORDINARY HIGH  
WATER MARK



1" = 100'



Digitally signed on:  
August 15, 2013



Engineers • Surveyors • Planners

**EXHIBIT 10  
ACCESS AND UTILITY EASEMENT**

LOT 10, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, B.M.



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-TANGLEWOOD POINT  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 6, 7, 8, 9, and 10, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 6; thence North 49°29'34" East along the southeasterly line of said Lot 6, 40.45 feet, more or less, to the POINT OF BEGINNING.

thence leaving said east line of Lot 6, and along said centerline the following eleven (11) courses:

1. 70.26 feet along the arc of a non-tangent curve to the left, having a radius of 350.00 feet, through a central angle of 11°30'05", said curve having a long chord which bears North 6°23'42" West a chord distance of 70.14 feet;
2. North 12°08'45" West, 112.07 feet;
3. 61.80 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 35°24'39", said curve having a long chord which bears North 5°33'35" East a chord distance of 60.82 feet;
4. North 23°15'54" East, 151.88 feet;
5. 88.78 feet along the arc of a curve to the left, having a radius of 1,000.00 feet, through a central angle of 5°05'12", said curve having a long chord which bears North 20°43'18" East a chord distance of 88.75 feet;
6. 56.94 feet along the arc of a reverse curve to the right, having a radius of 200.00 feet, through a central angle of 16°18'40", said curve having a long chord which bears North 26°20'02" East a chord distance of 56.74 feet;
7. North 34°29'22" East, 37.27 feet;
8. 51.56 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 29°32'35", said curve having a long chord which bears North 19°43'04" East a chord distance of 50.99 feet;
9. North 4°56'47" East, 24.87 feet;
10. 13.71 feet along the arc of a curve to the right, having a radius of 25.00 feet, through a central angle of 31°25'17", said curve having a long chord which bears North 20°39'25" East a chord distance of 13.54 feet;
11. North 36°22'03" East, 42.29 feet, more or less, to the north line of said Lot 10 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 6 and the north line of said Lot 10.

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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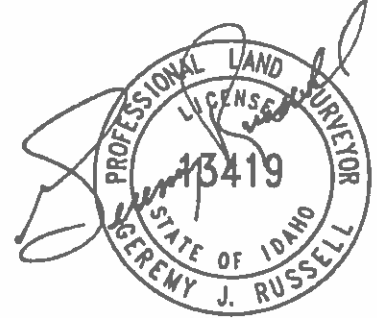
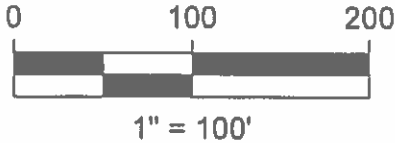
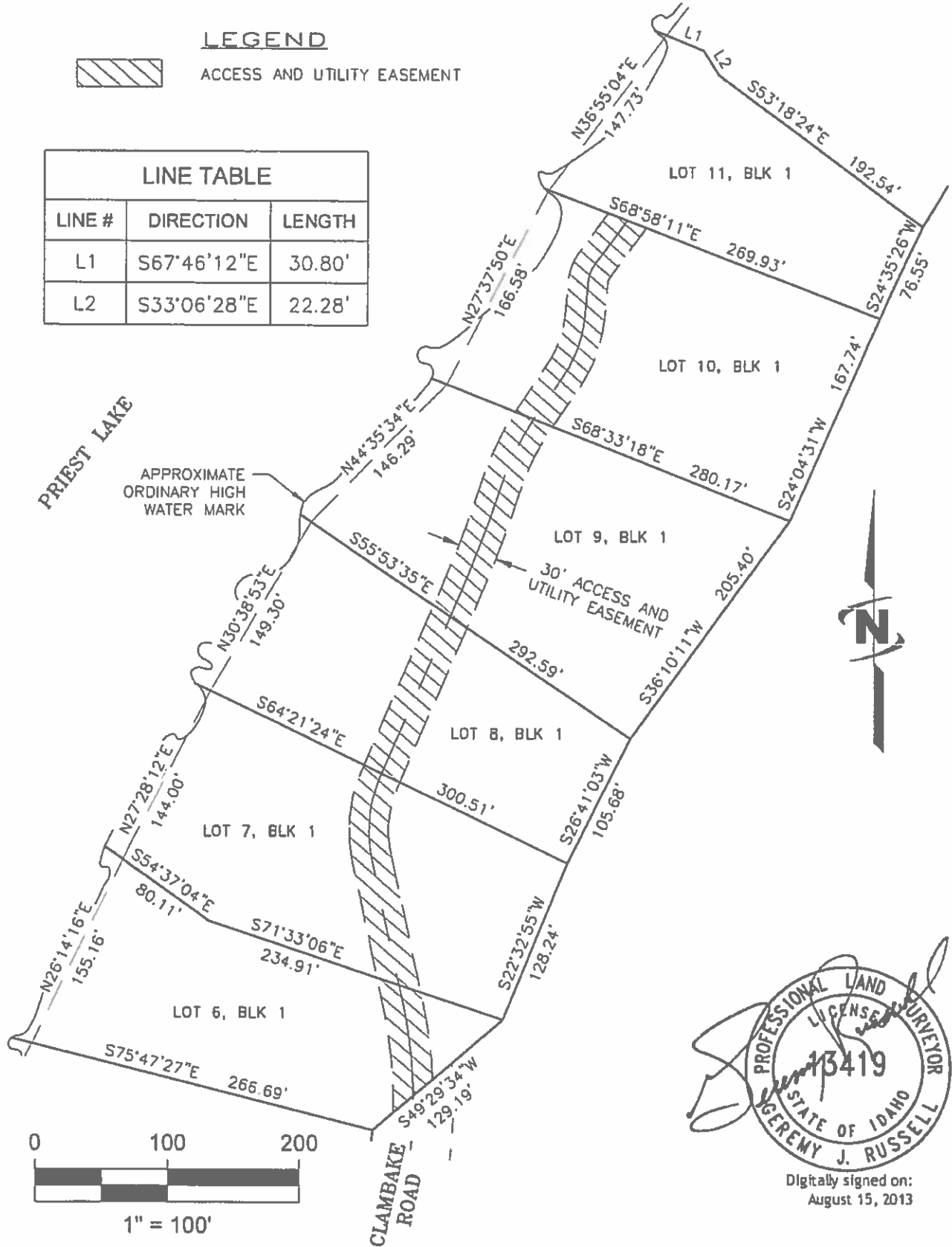
**LEGEND**



ACCESS AND UTILITY EASEMENT

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S67°46'12"E	30.80'
L2	S33°06'28"E	22.28'



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August 15, 2013



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**EXHIBIT 11  
ACCESS AND UTILITY EASEMENT**

LOT 11, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, B.M.



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-TANGLEWOOD POINT  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 13, 14, 15, 16, 17 and 18, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 18; thence North 62° 19' 02" West along the south line of said Lot 18, 104.94 feet, more or less, to the POINT OF BEGINNING.

thence leaving said south line of Lot 18, and along said centerline the following eight (8) courses:

1. 58.91 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, through a central angle of 96° 26' 11", said curve having a long chord which bears North 0° 09' 11" West a chord distance of 52.20 feet;
2. North 48° 22' 17" West, 63.78 feet;
3. 19.59 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 11° 13' 32", said curve having a long chord which bears North 42° 45' 31" West a chord distance of 19.56 feet;
4. North 37° 08' 44" West, 27.66 feet;
5. 27.39 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15° 41' 37", said curve having a long chord which bears North 44° 59' 33" West a chord distance of 27.31 feet;
6. North 52° 50' 22" West, 27.05 feet;
7. 461.59 feet along the arc of a curve to the left, having a radius of 330.00 feet, through a central angle of 80° 08' 35", said curve having a long chord which bears South 87° 05' 21" West a chord distance of 424.87 feet;
8. South 47° 01' 03" West, 45.92 feet, more or less, to the southwesterly line of said Lot 13 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 18 and the southwesterly line of said Lot 13.

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

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August 15, 2013



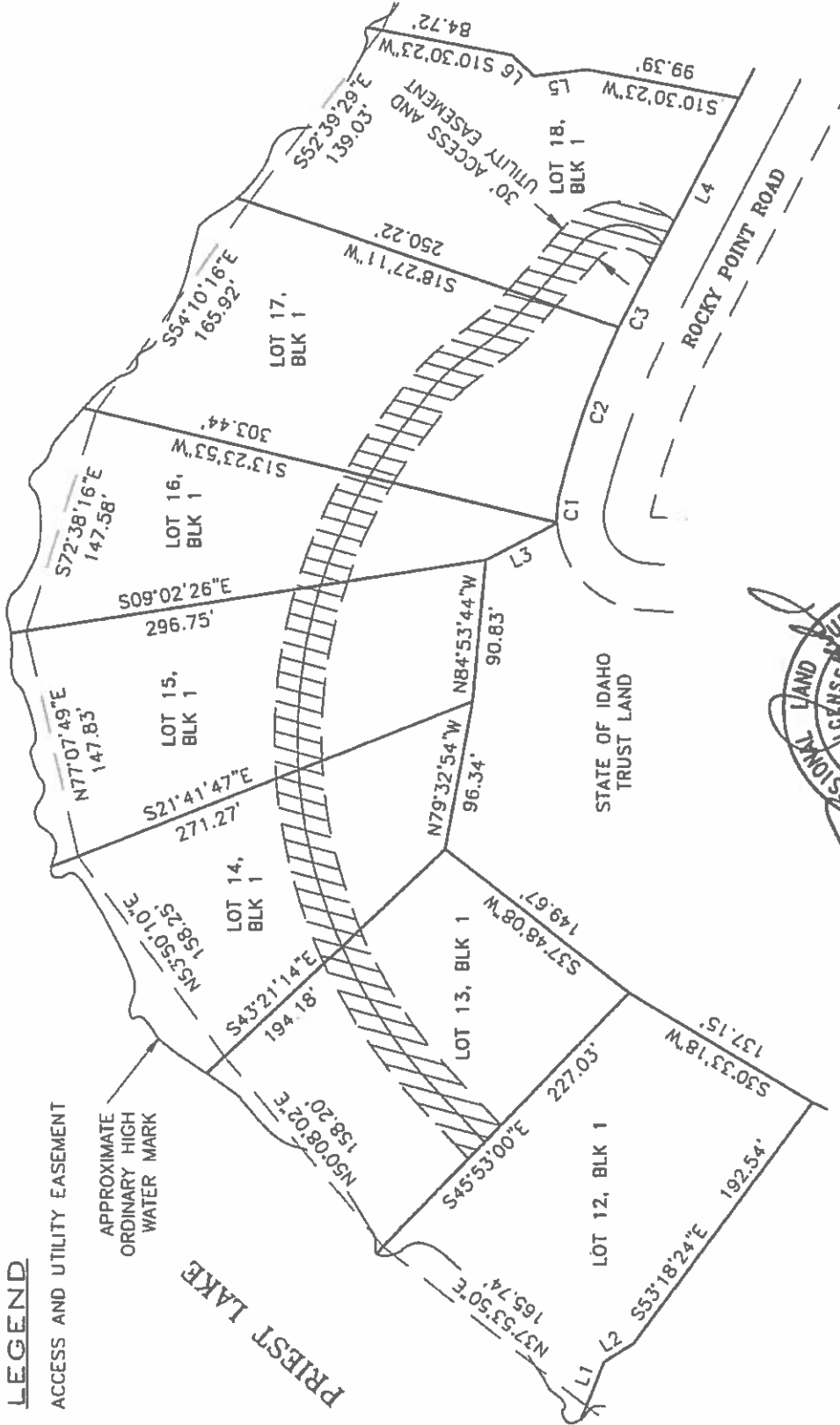
**LEGEND**

ACCESS AND UTILITY EASEMENT

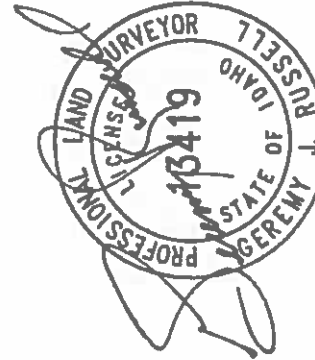


APPROXIMATE  
ORDINARY HIGH  
WATER MARK

PRIEST LAKE



1" = 100'



Digitally signed on:  
August 15, 2013

**EXHIBIT 12**

**ACCESS AND UTILITY EASEMENT**

LOT 12, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, B.M. SHT. 1



DATE: 8/15/13  
DRAWN BY: JUB  
CHECKED BY: JUB  
SCALE: AS SHOWN  
SHEET: 1 OF 1

F:\Projects\JUB\20-11-035 IDL\_LED Lot Solutions\_Priest Lake\Cavanaugh(5)\Cad\Survey\LEGALS\Legals and Exhibits\Tanglewood Point Exhibit\TP\_L12\_B1.dwg, Layout, 8/14/2013 5:54:37 PM

MARKUS-AT-CHORD

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S67°46'12"E	30.80'
L2	S33°06'28"E	22.28'
L3	N27°23'24"W	51.99'
L4	N62°19'02"W	146.03'
L5	S7°35'02"E	34.38'
L6	S42°46'32"W	20.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.85'	60.00'	17°02'43"	N85°22'47"W	17.78'
C2	114.58'	530.00'	12°23'12"	N70°39'50"W	114.36'
C3	19.92'	530.00'	2°09'11"	N63°23'38"W	19.92'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



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EXHIBIT 12  
ACCESS AND UTILITY EASEMENT  
LOT 12, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, B.M. SHT. 2

CAD FILE TP\_L12\_B1



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-TANGLEWOOD POINT

IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 14, 15, 16, 17 and 18, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 18; thence North 62°19'02" West along the south line of said Lot 18, 104.94 feet, more or less, to the POINT OF BEGINNING.

thence leaving said south line of Lot 18, and along said centerline the following seven (7) courses:

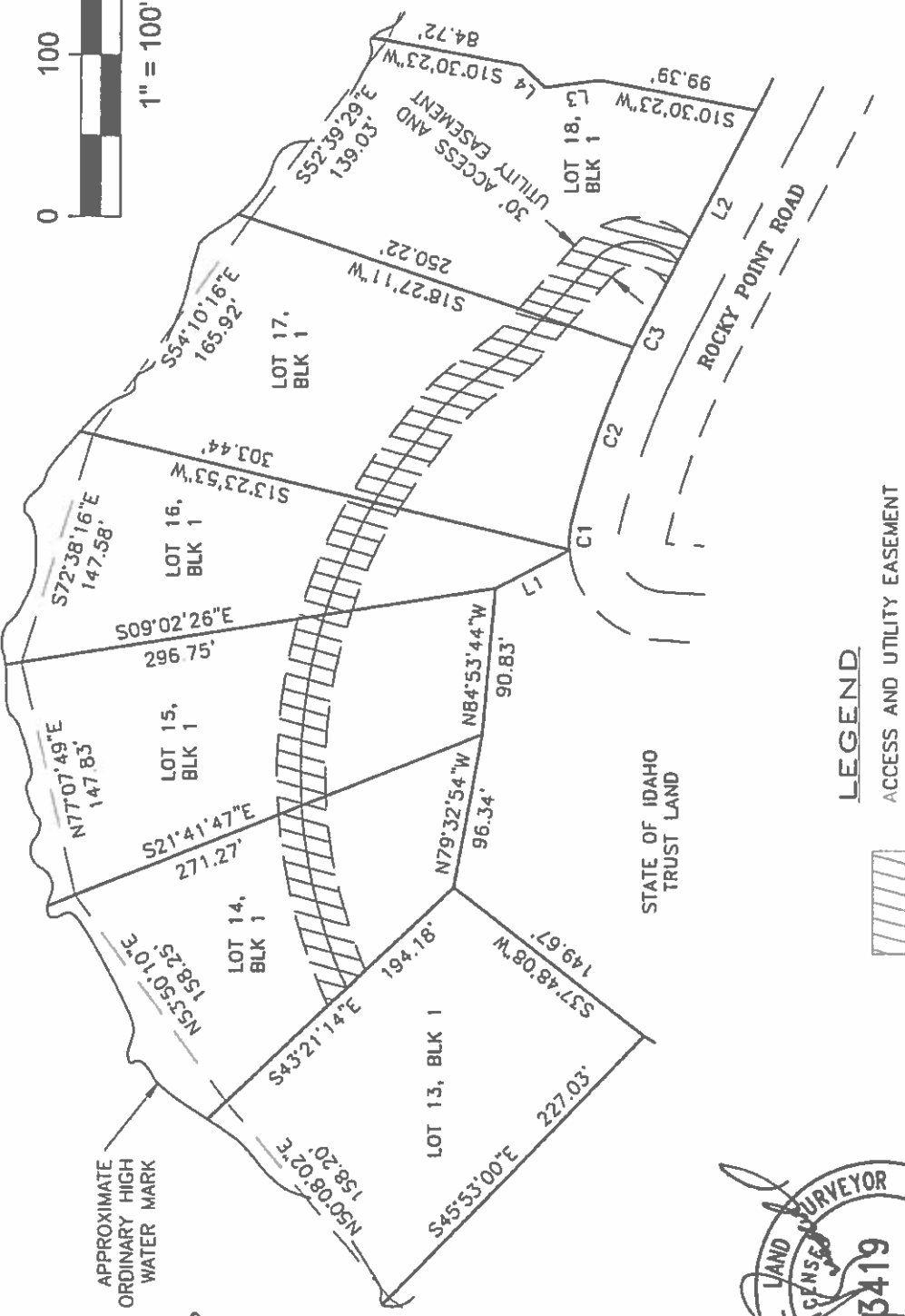
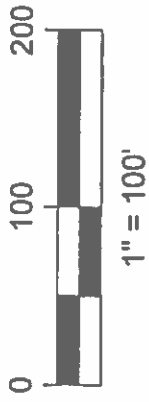
1. 58.91 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, through a central angle of 96°26'11", said curve having a long chord which bears North 0°09'11" West a chord distance of 52.20 feet;
2. North 48°22'17" West, 63.78 feet;
3. 19.59 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 11°13'32", said curve having a long chord which bears North 42°45'31" West a chord distance of 19.56 feet;
4. North 37°08'44" West, 27.66 feet;
5. 27.39 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°41'37", said curve having a long chord which bears North 44°59'33" West a chord distance of 27.31 feet;
6. North 52°50'22" West, 27.05 feet;
7. 351.58 feet along the arc of a curve to the left, having a radius of 330.00 feet, through a central angle of 61°02'33", said curve having a long chord which bears North 83°21'38" West a chord distance of 335.19 feet, more or less, to the southwesterly line of said Lot 14 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 18 and the southwesterly line of said Lot 14.

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

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August 15, 2013







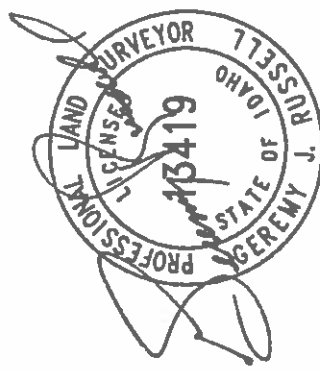
**LEGEND**

ACCESS AND UTILITY EASEMENT



STATE OF IDAHO TRUST LAND

STATE OF IDAHO TRUST LAND



Digitally signed on:  
August 15, 2013

**EXHIBIT 13**

**ACCESS AND UTILITY EASEMENT**

LOT 13, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, B.M. SHT. 1



RESTRICTIONS APPLY TO THIS DRAWING. SEE THE CONTRACT FOR A COMPLETE LIST OF RESTRICTIONS. FILE # 13-0013

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°23'24"W	51.99'
L2	N62°19'02"W	146.03'
L3	S7°35'02"E	34.38'
L4	S42°46'32"W	20.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.85'	60.00'	17°02'43"	N85°22'47"W	17.78'
C2	114.58'	530.00'	12°23'12"	N70°39'50"W	114.36'
C3	19.92'	530.00'	2°09'11"	N63°23'38"W	19.92'

*Jeremy Russell*

Digitally signed on:  
August 15, 2013



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EXHIBIT 13  
ACCESS AND UTILITY EASEMENT  
LOT 13, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, 8.M. SHT. 2



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-TANGLEWOOD POINT  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 15, 16, 17 and 18, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 18; thence North 62°19'02" West along the south line of said Lot 18, 104.94 feet, more or less, to the POINT OF BEGINNING.

thence leaving said south line of Lot 18, and along said centerline the following seven (7) courses:

1. 58.91 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, through a central angle of 96°26'11", said curve having a long chord which bears North 0°09'11" West a chord distance of 52.20 feet;
2. North 48°22'17" West, 63.78 feet;
3. 19.59 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 11°13'32", said curve having a long chord which bears North 42°45'31" West a chord distance of 19.56 feet;
4. North 37°08'44" West, 27.66 feet;
5. 27.39 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 15°41'37", said curve having a long chord which bears North 44°59'33" West a chord distance of 27.31 feet;
6. North 52°50'22" West, 27.05 feet;
7. 234.59 feet along the arc of a curve to the left, having a radius of 330.00 feet, through a central angle of 40°43'50", said curve having a long chord which bears North 73°12'17" West a chord distance of 229.68 feet, more or less, to the west line of said Lot 15 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 18 and the west line of said Lot 15.

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

Digitally signed on:  
August 15, 2013

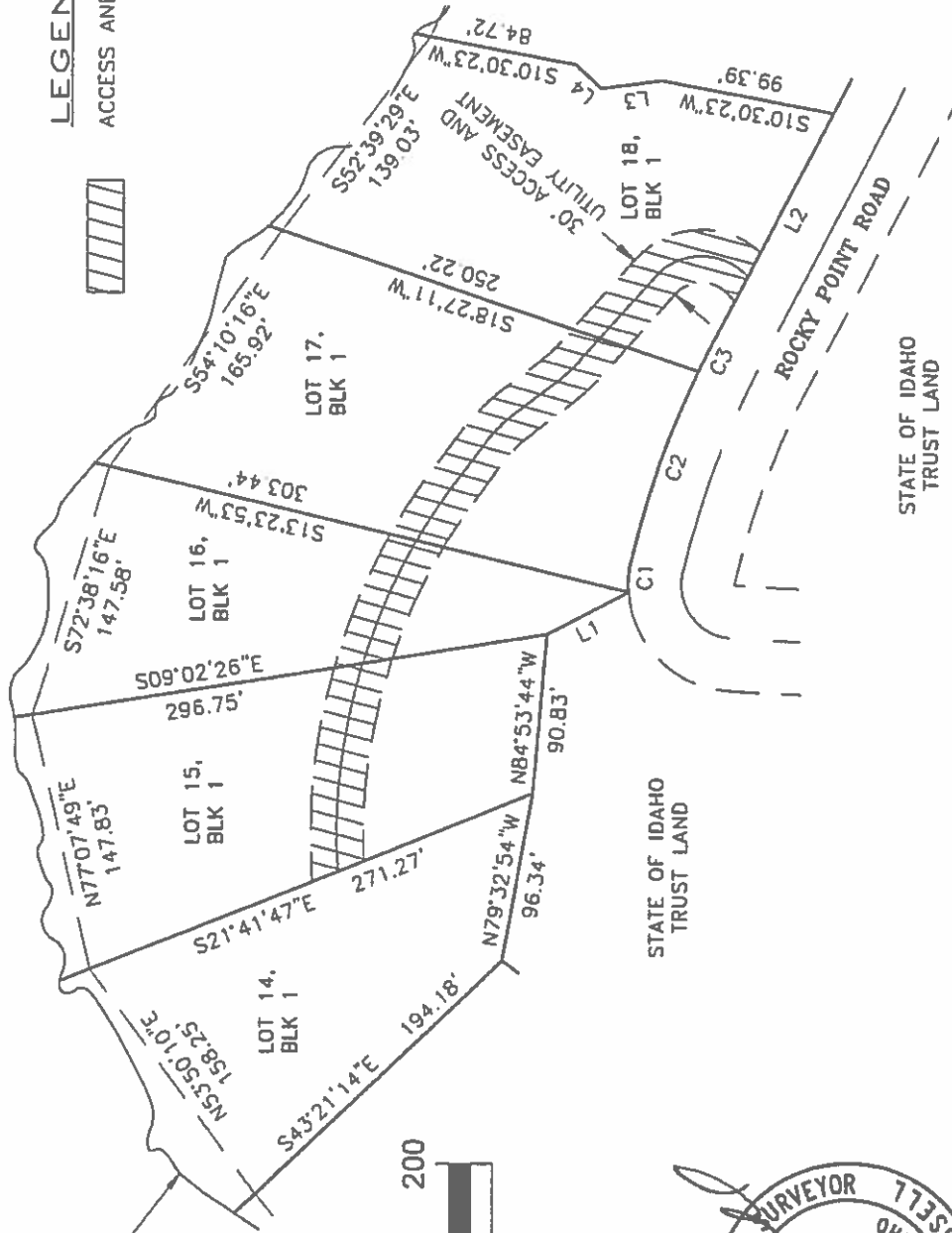


PRIEST LAKE

LEGEND



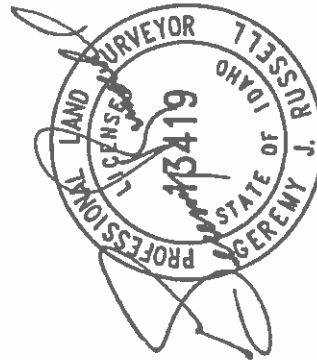
ACCESS AND UTILITY EASEMENT



APPROXIMATE  
 ORDINARY HIGH  
 WATER MARK



1" = 100'



Digitally signed on:  
 August 15, 2013

EXHIBIT 14

ACCESS AND UTILITY EASEMENT

LOT 14, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
 NW 1/4 SEC. 22, T60 N, R4 W, B.M. SHT. 1



LAST UPDATE: 08/2013  
 PROJECT NUMBER: 14-011  
 PROJECT DATE: 08/2013  
 SHEET: 14 OF 18

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°23'24"W	51.99'
L2	N62°19'02"W	146.03'
L3	S7°35'02"E	34.38'
L4	S42°46'32"W	20.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.85'	60.00'	17°02'43"	N85°22'47"W	17.78'
C2	114.58'	530.00'	12°23'12"	N70°39'50"W	114.36'
C3	19.92'	530.00'	2°09'11"	N63°23'38"W	19.92'

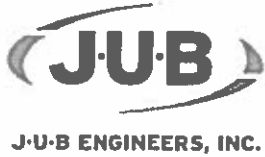
*Jeremy Russell*

Digitally signed on:  
August 15, 2013



Engineers • Surveyors • Planners

EXHIBIT 14  
ACCESS AND UTILITY EASEMENT  
LOT 14, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, B.M. SHT. 2



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-TANGLEWOOD POINT  
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 16, 17 and 18, Block 1 of STATE SUBDIVISION-TANGLEWOOD POINT, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, 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 18; thence North  $62^{\circ}19'02''$  West along the south line of said Lot 18, 104.94 feet, more or less, to the POINT OF BEGINNING.

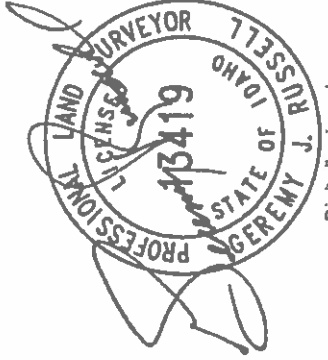
thence leaving said south line of Lot 18, and along said centerline the following seven (7) courses:

1. 58.91 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, through a central angle of  $96^{\circ}26'11''$ , said curve having a long chord which bears North  $0^{\circ}09'11''$  West a chord distance of 52.20 feet;
2. North  $48^{\circ}22'17''$  West, 63.78 feet;
3. 19.59 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of  $11^{\circ}13'32''$ , said curve having a long chord which bears North  $42^{\circ}45'31''$  West a chord distance of 19.56 feet;
4. North  $37^{\circ}08'44''$  West, 27.66 feet;
5. 27.39 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of  $15^{\circ}41'37''$ , said curve having a long chord which bears North  $44^{\circ}59'33''$  West a chord distance of 27.31 feet;
6. North  $52^{\circ}50'22''$  West, 27.05 feet;
7. 115.07 feet along the arc of a curve to the left, having a radius of 330.00 feet, through a central angle of  $19^{\circ}58'44''$ , said curve having a long chord which bears North  $62^{\circ}49'44''$  West a chord distance of 114.49 feet, more or less, to the west line of said Lot 16 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 18 and the west line of said Lot 16.

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

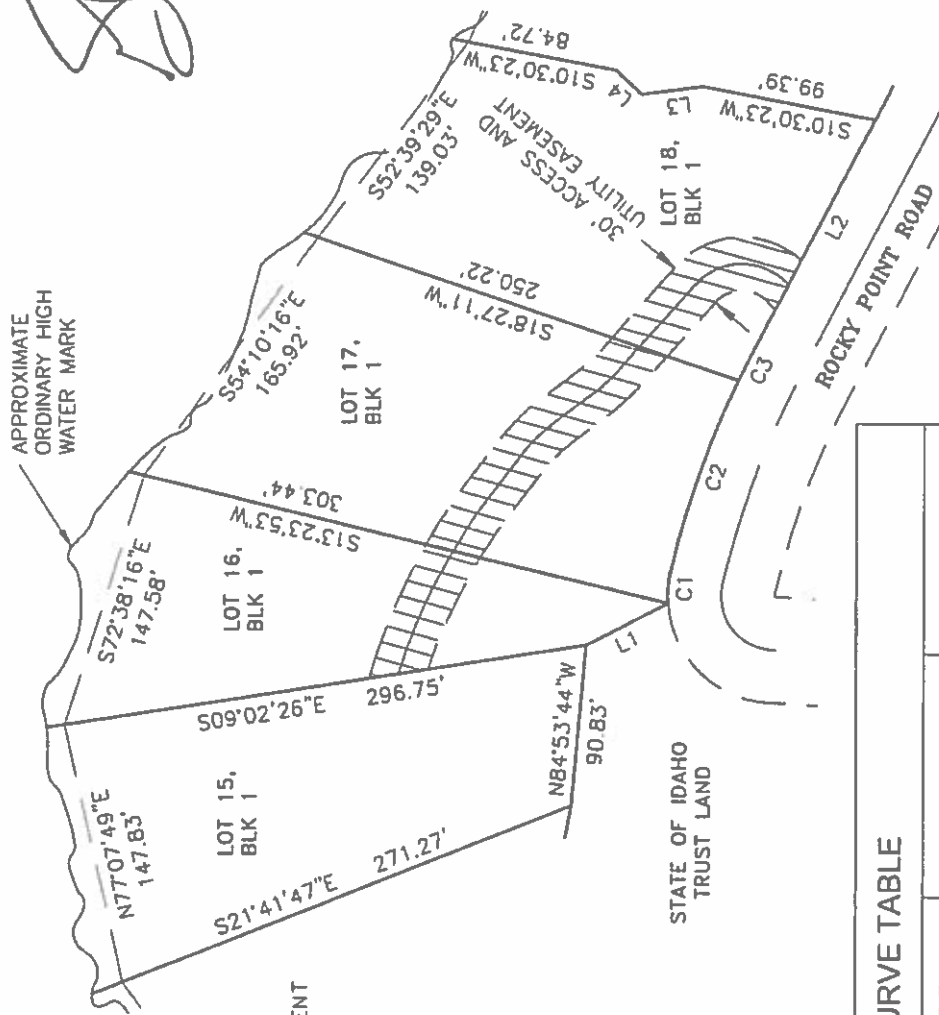
Digitally signed on:  
August 15, 2013





PRIEST LAKE

APPROXIMATE  
ORDINARY HIGH  
WATER MARK



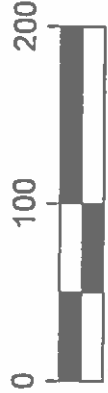
**LEGEND**  
ACCESS AND UTILITY EASEMENT



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°23'24"W	51.99'
L2	N62°19'02"W	146.03'
L3	S7°35'02"E	34.38'
L4	S42°46'32"W	20.00'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.85'	60.00'	17°02'43"	N85°22'47"W	17.78'
C2	114.58'	530.00'	12°23'12"	N70°39'50"W	114.36'
C3	19.92'	530.00'	2°09'11"	N63°23'38"W	19.92'



1" = 100'

**EXHIBIT 15**  
**ACCESS AND UTILITY EASEMENT**  
LOT 15, BLOCK 1, STATE SUBDIVISION-TANGLEWOOD POINT  
NW 1/4 SEC. 22, T60 N, R4 W, B.M.



LAST UPDATE: 8/22/13  
PLOT DATE: 8/15/13  
FILE: 15A.DWG

**Exhibit 16  
Legal Description  
of  
Access and Utility Easement  
for  
Lot 16, Block 1 of State Subdivision – Tanglewood Point  
Idaho Dept. of Lands**

A strip of land 30 feet in width, across Lot 17 and 18, Block 1 of State Subdivision – Tanglewood Point, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

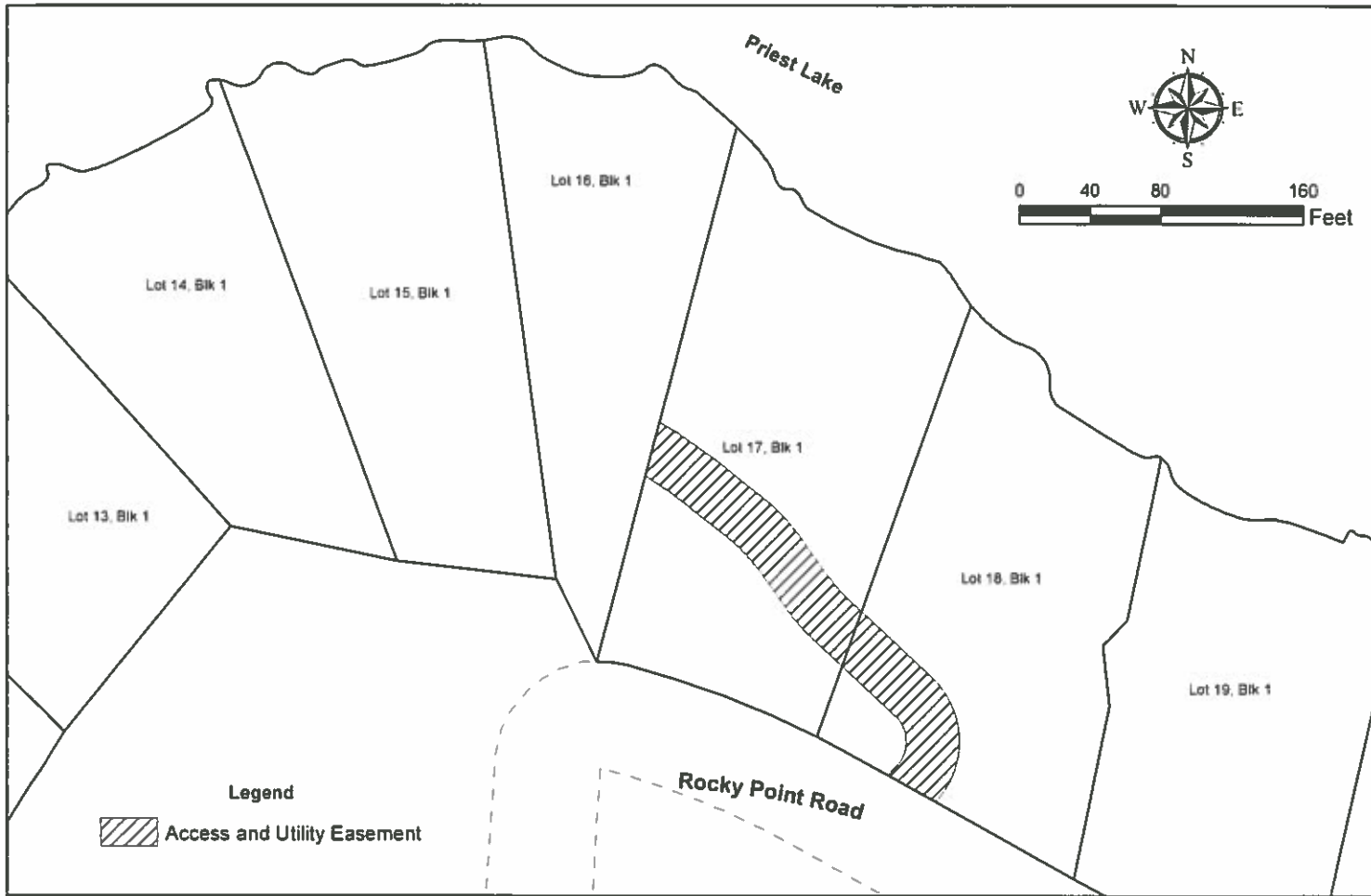
COMMENCING at the southeast corner of said Lot 18; thence North 62°19'02" West along the south line of said Lot 18, 104.94 feet, more or less, to the POINT OF BEGINNING;

Thence leaving said south line of Lot 18, and along said centerline the following eight (8) courses:

1. 58.91 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, through a central angle of 96°26'11", said curve having a long chord which bears North 0°09'11" West a chord distance of 52.20 feet;
2. North 48°22'17" West, 63.78 feet;
3. 19.59 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 11°13'32", said curve having a long chord which bears North 42°45'31" West a chord distance of 19.56 feet;
4. North 37°08'44" West, 27.66 feet;
5. 12.62 feet along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 7°13'46", said curve having a long chord which bears North 40°45'38" West a chord distance of 12.61;
6. 14.77 feet continuing along the arc of a curve to the left, having a radius of 100.00 feet, through a central angle of 8°27'51", said curve having a long chord which bears North 48°36'26" West a chord distance of 14.76 feet;
7. North 52°50'22" West, 27.05 feet;
8. 38.94 feet along the arc of a curve to the left, having a radius of 330.00 feet, through a central angle of 6°45'39", said curve having a long chord which bears North 56°13'11" West a chord distance of 38.92 feet, more or less, to the west line of said Lot 17 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south line of said Lot 18 and the west line of said Lot 17.

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





Document Path Z:\Projects\1500032\_PriestLakeEasementRevision\MXDs\_Drafts\TanglewoodExhibit16\_Map.mxd

**Exhibit 16**  
**Access and Utility Easement**  
 Lot 16, Block 1, State Subdivision - Tanglewood Point  
 NW 1/4 Sec. 22, T60N, R4W, B M

**Exhibit 17**  
**Legal Description**  
**of**  
**Access and Utility Easement**  
**for**  
**Lot 17, Block 1 of State Subdivision – Tanglewood Point**  
**Idaho Dept. of Lands**

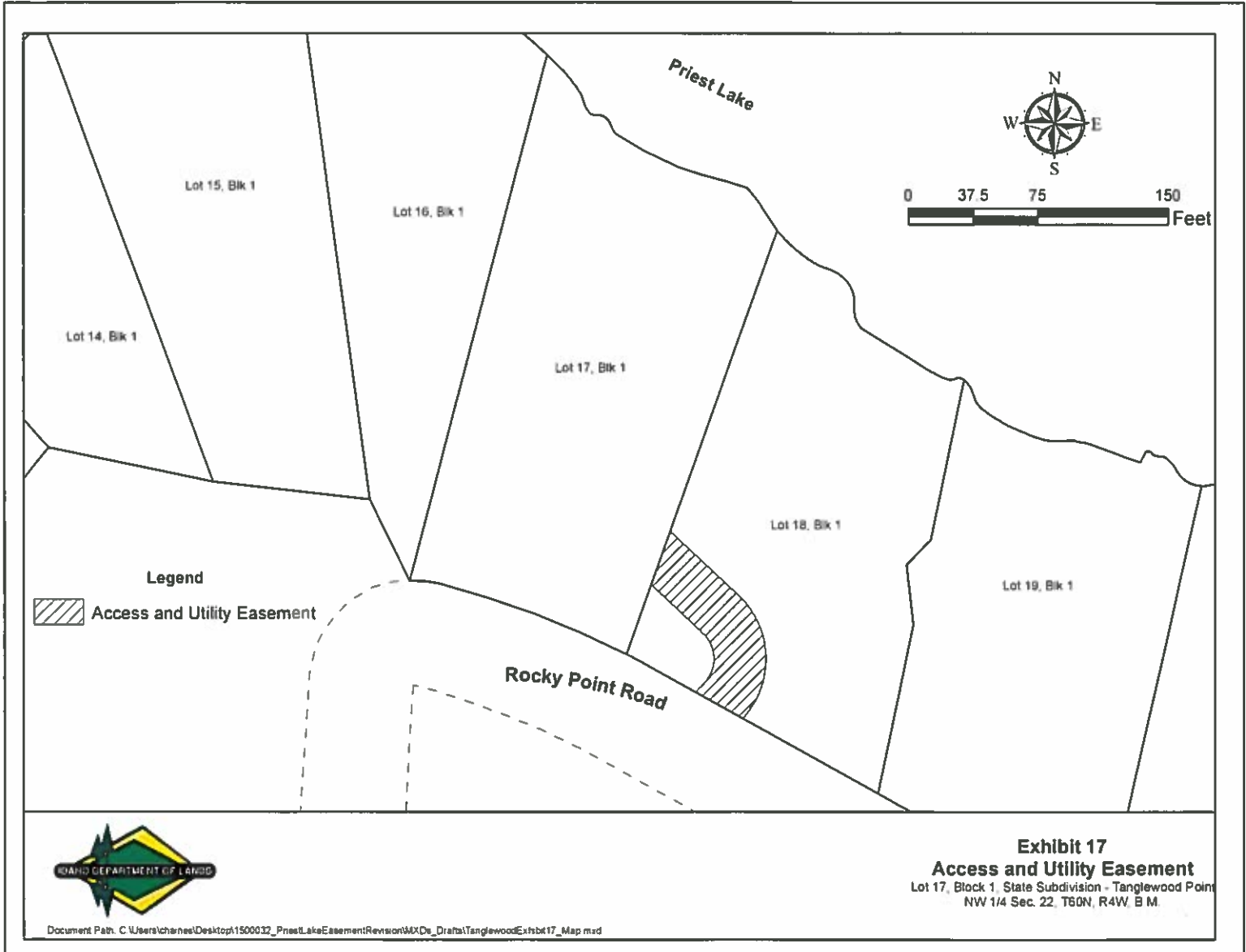
A strip of land 30 feet in width, across Lot 18, Block 1 of State Subdivision – Tanglewood Point, according to the plat thereof, recorded as Instrument No. 840106, dated February 21, 2013, records of Bonner County, Idaho, being situated in Section 22, Township 60 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the southeast corner of said Lot 18; thence North  $62^{\circ}19'02''$  West along the south line of said Lot 18, 104.94 feet, more or less, to the POINT OF BEGINNING;

Thence leaving said south line of Lot 18, and along said centerline the following two (2) courses:

1. 58.91 feet along the arc of a non-tangent curve to the left, having a radius of 35.00 feet, through a central angle of  $96^{\circ}26'11''$ , said curve having a long chord which bears North  $0^{\circ}09'11''$  West a chord distance of 52.20 feet;
2. North  $48^{\circ}22'17''$  West, 47.44 feet, more or less, to the west line of said Lot 18 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the south and west lines of said Lot 18.

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



**Exhibit 17**  
**Access and Utility Easement**  
Lot 17, Block 1, State Subdivision - Tanglewood Point  
NW 1/4 Sec. 22, T60N, R4W, B M.