

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 # 877425
BONNER COUNTY, SANDPOINT, IDAHO
8-7-2015 12:38:44 PM No. of Pages: 28
Recorded for: FIRST AMERICAN TITLE AND
Michael W Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy *Randi Flinchbaugh*
Index to: MISC

[**THIS INSTRUMENT IS RECORDED TO CORRECT AND CLARIFY INSTRUMENT No. 865280 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 - PINTO POINT
NO. ES100091

THIS DECLARATION ("Declaration") is made this 6th 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 - PINTO POINT, according to the official plat thereof, filed in Book 10 of Plats, at Page 152, Instrument No. 839530, 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. 865280 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 – PINTO POINT
NO. ES100091**

THIS DECLARATION ("Declaration") is made this 14th 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 – PINTO POINT, according to the official plat thereof, filed in Book 10 of Plats, at Page 152, Instrument No. 839530, 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.

7. "Lot" or "Lots" shall mean each Lot separately or all Lots as the context requires located in any Block of STATE SUBDIVISION – PINTO POINT, according to the official plat thereof, filed in Book 10 of Plats, at Page 152, Instrument No. 839530, 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 a 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



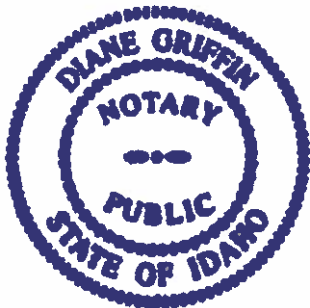
Director, Idaho Department of Lands



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"

PINTO POINT SUBDIVISION

Lot 25, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 26, as the Servient Lot, to Pinto Point Road as described on the attached Exhibit 1.

Lot 31, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 30, as the Servient Lot, to Pinto Point Road as described on the attached Exhibit 2.

Lot 41, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 42, as the Servient Lot, to Pinto Point Road as described on the attached Exhibit 3.

Lot 42, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 41, as the Servient Lot, to Pinto Point Road as described on the attached Exhibit 4.

Lot 43, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 41 and 42, as the Servient Lots, to Pinto Point Road as described on the attached Exhibit 5.

Lot 44, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 45, as the Servient Lot, to Cape Horn Road as described on the attached Exhibit 6.

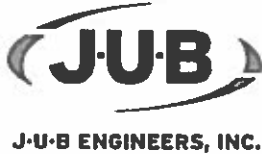
Lot 45, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 46 and 47, as the Servient Lots, to Cape Horn Road as described on the attached Exhibit 7.

Lot 46, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 47, as the Servient Lot, to Cape Horn Road as described on the attached Exhibit 8.

Lot 52, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 51, as the Servient Lot, to Indian Creek Road as described on the attached Exhibit 9.

Lot 53, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lot 54, as the Servient Lot, to Indian Creek Road as described on the attached Exhibit 10.

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 Pinto Point Road as described on the attached Exhibit 11.



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

EXHIBIT 1
LEGAL DESCRIPTION
of
ACCESS AND UTILITY EASEMENT
for
LOT 25, BLOCK 1 of STATE SUBDIVISION-PINTO POINT
IDAHO DEPT. OF LANDS

That portion of Lot 26, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the SW 1/4 of Section 27, Township 61 North, Range 4 West, B.M., Bonner County, Idaho, further described as follows:

COMMENCING at the southwest corner of said Lot 26; thence North 88°54'55" East along the south line of said Lot 26, 13.84 feet, more or less, to the POINT OF BEGINNING.

thence North 59°31'18" East, 18.87 feet;


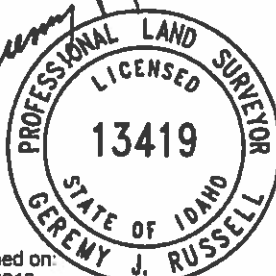
thence 13.02 feet along the arc of a curve to the right, having a radius of 65.00 feet, through a central angle of 11°28'47", said curve having a long chord which bears North 65°15'41" East a chord distance of 13.00 feet;

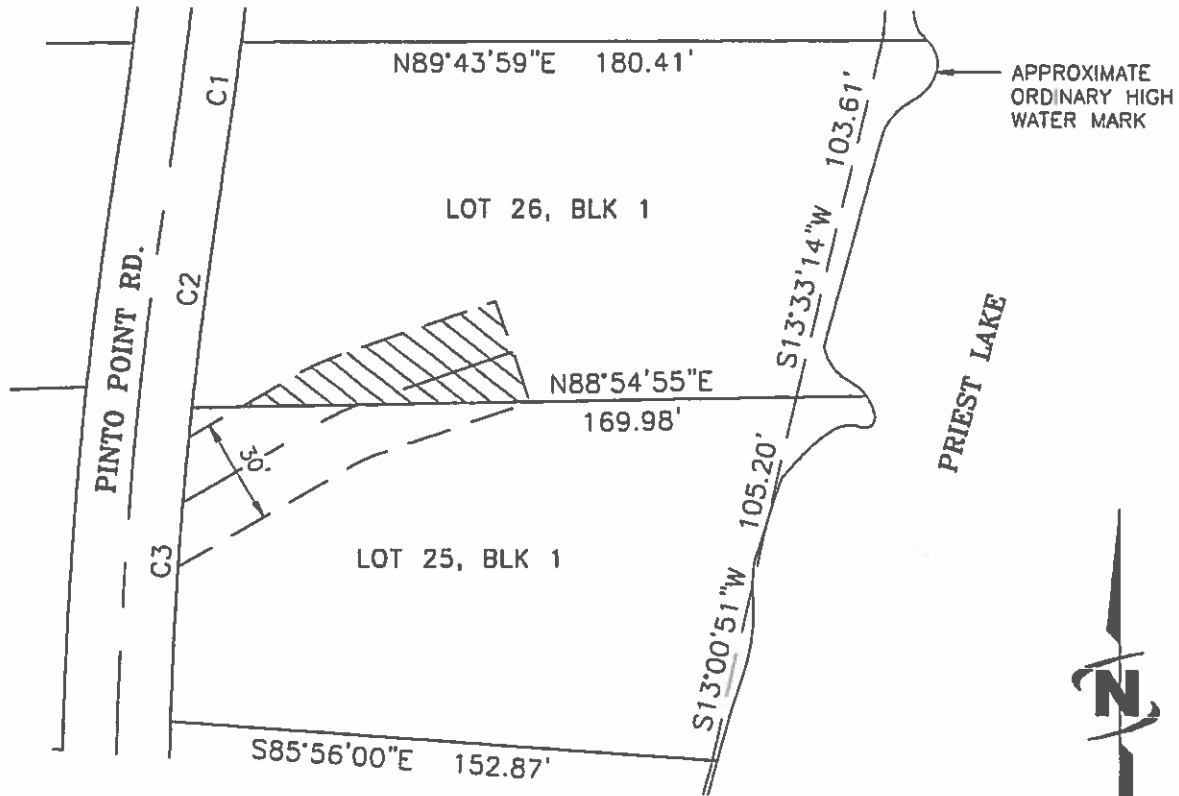
thence North 71°00'05" East, 45.73 feet;

thence South 18°59'55" East, 30.00 feet, more or less, to the south line of said Lot 26;

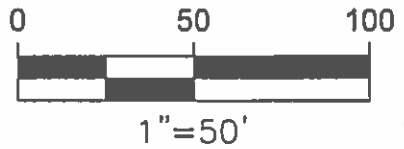
thence South 88°54'55" West, 81.10 feet, more or less, to the POINT OF BEGINNING.

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



Digitally Signed on:
August 13, 2013



| CURVE TABLE | | | | | |
|-------------|--------|----------|----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 37.65' | 1015.00' | 2°07'32" | N07°54'07"E | 37.65' |
| C2 | 66.38' | 1285.00' | 2°57'35" | N07°29'05"E | 66.37' |
| C3 | 88.68' | 1285.00' | 3°57'14" | N04°01'41"E | 88.66' |



LEGEND



ACCESS AND UTILITY EASEMENT

Jeremy Russell

Digitally signed on:
August 13, 2013



EXHIBIT 1
ACCESS AND UTILITY EASEMENT
LOT 25, BLOCK 1, STATE SUBDIVISION-PINTO POINT
SW 1/4 SEC. 27, T61 N, R4 W, B.M.



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 31, BLOCK 1 of STATE SUBDIVISION-PINTO POINT
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 30, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the SW 1/4 of Section 27, Township 61 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 30; thence along the west line of said Lot 30, 17.01 feet along the arc of a non-tangent curve to the right, having a radius of 1,015.00 feet, through a central angle of 0°57'37", said curve having a long chord which bears South 0°45'17" East a chord distance of 17.01 feet, more or less, to the POINT OF BEGINNING.

thence leaving said west line of Lot 30, and along said centerline the following two (2) courses:

1. North 79°40'23" East, 79.20 feet;
2. North 53°27'16" East, 4.02 feet, more or less, to the north line of said Lot 30 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the west and north lines of said Lot 30.

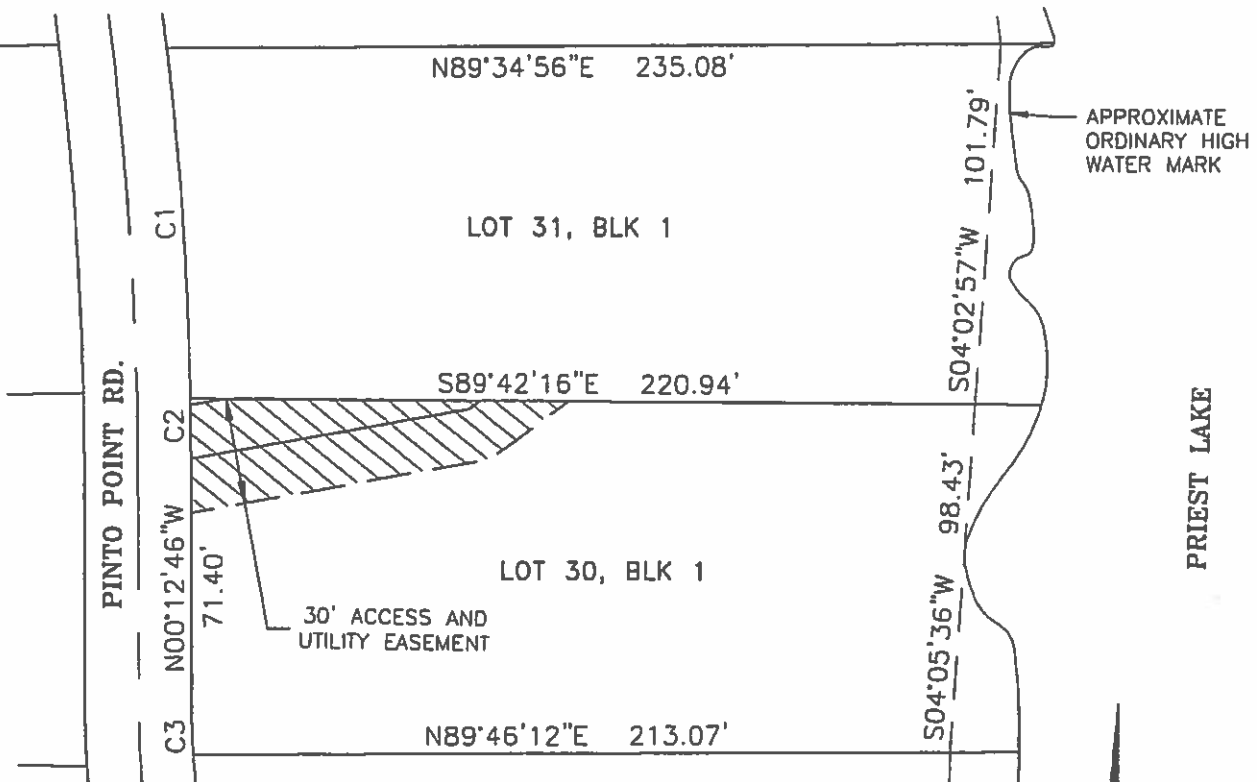
SUBJECT TO: Existing rights-of-way and easements of record on above described parcel.

Jeremy Russell

PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

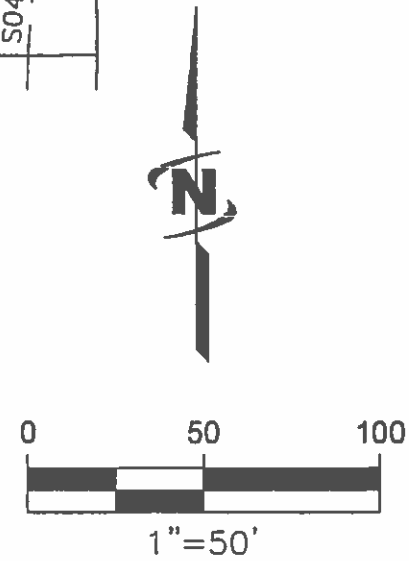
Digitally Signed on:
August 13, 2013

Sub: (LED - FT/PC/INT)



| CURVE TABLE | | | | | |
|-------------|--------|----------|----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 98.97' | 1015.00' | 5°35'12" | N04°01'41"W | 98.93' |
| C2 | 18.10' | 1015.00' | 1°01'19" | N00°43'26"W | 18.10' |
| C3 | 10.69' | 185.00' | 3°18'35" | N01°52'04"W | 10.68' |

 **LEGEND**
ACCESS AND UTILITY EASEMENT



Jeremy Russell
Digitally signed on:
August 13, 2013



EXHIBIT 2
ACCESS AND UTILITY EASEMENT
LOT 31, BLOCK 1, STATE SUBDIVISION-PINTO POINT
SW 1/4 SEC. 27, T61 N, R4 W, B.M.



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 41, BLOCK 1 of STATE SUBDIVISION-PINTO POINT
IDAHO DEPT. OF LANDS

That portion of Lot 42, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27, Township 61 North, Range 4 West, B.M., Bonner County, Idaho, further described as follows:

COMMENCING at the northwest corner of said Lot 42; thence South 33°24'09" East along the southwesterly line of said Lot 42, 108.54 feet, more or less, to the POINT OF BEGINNING.

thence 26.25 feet along the arc of a non-tangent curve to the right, having a radius of 265.00 feet, through a central angle of 5°40'31", said curve having a long chord which bears South 86°40'34" East a chord distance of 26.24 feet;

thence 40.70 feet along the arc of a compound curve to the right, having a radius of 25.00 feet, through a central angle of 93°16'57", said curve having a long chord which bears South 37°11'50" East a chord distance of 36.35 feet;

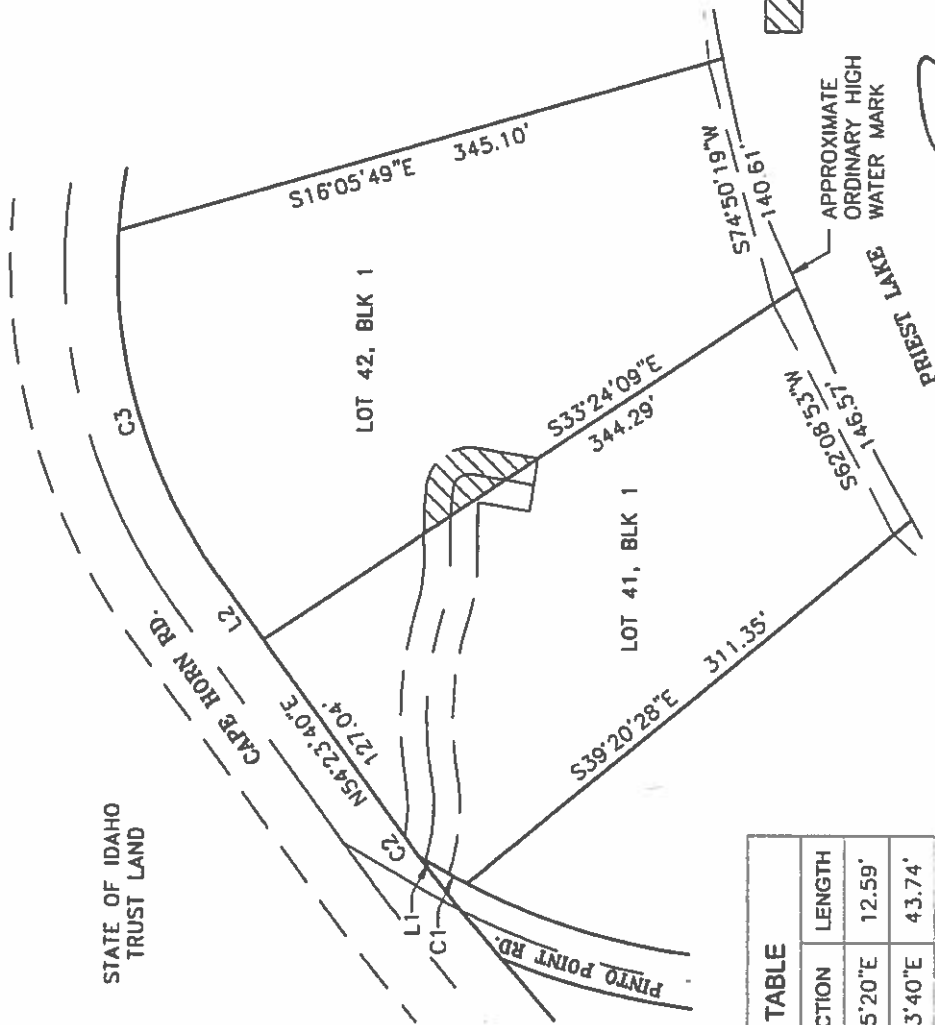
thence South 9°26'39" West, 34.46 feet, more or less, to the southwesterly line of said Lot 42;

thence North 33°24'09" West, 77.23 feet, more or less, to the POINT OF BEGINNING.

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

Jeremy Russell
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL
Digitally Signed on:
August 13, 2013

STATE OF IDAHO
TRUST LAND



| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N30°05'20"E | 12.59' |
| L2 | N54°23'40"E | 43.74' |

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|---------|---------|-----------|---------------|--------------|
| C1 | 18.69' | 385.00' | 2°46'54" | N28°41'53"E | 18.69' |
| C2 | 23.40' | 970.00' | 1°22'55" | N53°42'13"E | 23.40' |
| C3 | 205.79' | 300.00' | 39°18'12" | N74°02'46"E | 201.78' |

LEGEND



ACCESS AND UTILITY EASEMENT



Geremy Russell

Digitally signed on:
August 13, 2013

EXHIBIT 3
ACCESS AND UTILITY EASEMENT
LOT 41, BLOCK 1, STATE SUBDIVISION-PINTO POINT
NW 1/4 SEC. 27, T61 N, R4 W, B.M.



DATE PLOTTED: 08/13/2013
PLOT DATE: 07/29/13
FILE: 1011.DWG



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 42, BLOCK 1 of STATE SUBDIVISION-PINTO POINT
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 41, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27, Township 61 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 41; thence along the northerly line of said Lot 41, 18.69 feet along the arc of a non-tangent curve to the right, having a radius of 385.00 feet, through a central angle of 2°46'54", said curve having a long chord which bears North 28°41'53" East a chord distance of 18.69 feet; thence North 30°05'20" East, 8.07 feet, more or less, to the POINT OF BEGINNING.

thence leaving said northerly line of Lot 41, and along said centerline the following four (4) courses:

1. 47.29 feet along the arc of a non-tangent curve to the left, having a radius of 100.00 feet, through a central angle of 27°05'37", said curve having a long chord which bears South 85°58'18" East a chord distance of 46.85 feet;
2. 93.63 feet along the arc of a reverse curve to the right, having a radius of 200.00 feet, through a central angle of 26°49'21", said curve having a long chord which bears South 86°06'27" East a chord distance of 92.78 feet;
3. 33.88 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 19°24'43", said curve having a long chord which bears South 82°24'08" East a chord distance of 33.72 feet;
4. 21.54 feet along the arc of a reverse curve to the right, having a radius of 250.00 feet, through a central angle of 4°56'12", said curve having a long chord which bears South 89°38'24" East a chord distance of 21.53 feet, more or less, to the easterly line of said Lot 41 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the northerly and easterly lines of said Lot 41.

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

Digitally signed on:
August 13, 2013





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 43, BLOCK 1 of STATE SUBDIVISION-PINTO POINT

IDAHO DEPT. OF LANDS

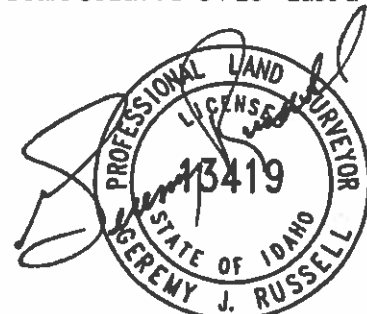
A strip of land 30 feet in width, across Lots 41 and 42, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27, Township 61 North, Range 4 West, B.M., Bonner County, Idaho, lying 15 feet on each side of the following described centerline:

COMMENCING at the northwest corner of said Lot 41; thence along the northerly line of said Lot 41, 18.69 feet along the arc of a non-tangent curve to the right, having a radius of 385.00 feet, through a central angle of 2°46'54", said curve having a long chord which bears North 28°41'53" East a chord distance of 18.69 feet; thence North 30°05'20" East, 8.07 feet, more or less, to the POINT OF BEGINNING.

thence leaving said northerly line of Lot 41, and along said centerline the following six (6) courses:

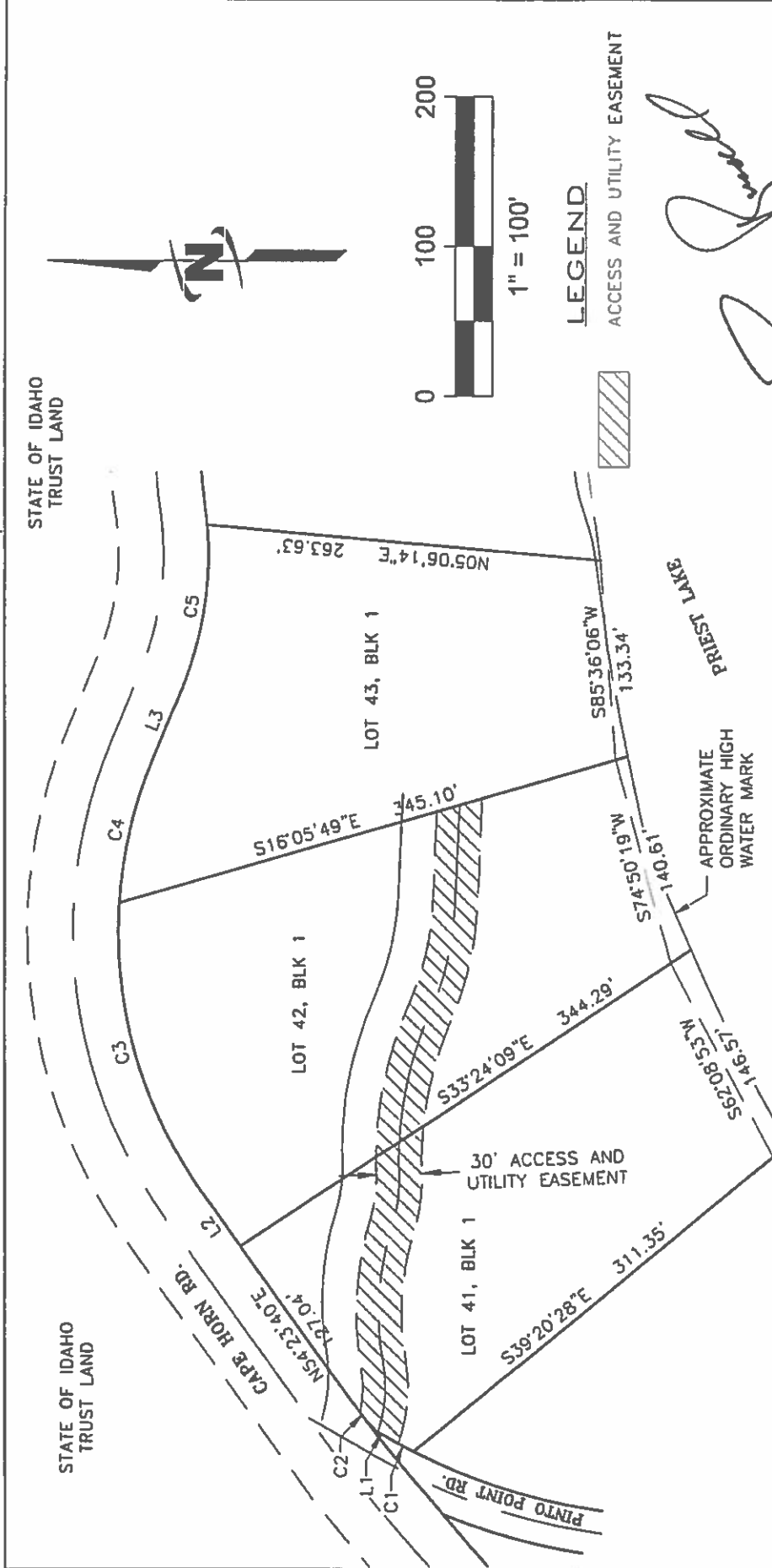
1. 47.29 feet along the arc of a non-tangent curve to the left, having a radius of 100.00 feet, through a central angle of 27°05'37", said curve having a long chord which bears South 85°58'18" East a chord distance of 46.85 feet;
2. 93.63 feet along the arc of a reverse curve to the right, having a radius of 200.00 feet, through a central angle of 26°49'21", said curve having a long chord which bears South 86°06'27" East a chord distance of 92.78 feet;
3. 33.88 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 19°24'43", said curve having a long chord which bears South 82°24'08" East a chord distance of 33.72 feet;
4. 112.00 feet along the arc of a reverse curve to the right, having a radius of 250.00 feet, through a central angle of 25°40'09", said curve having a long chord which bears South 79°16'25" East a chord distance of 111.07 feet;
5. 73.09 feet along the arc of a reverse curve to the left, having a radius of 200.00 feet, through a central angle of 20°56'16", said curve having a long chord which bears South 76°54'28" East a chord distance of 72.68 feet;
6. South 87°22'36" East, 67.00 feet, more or less, to the east line of said Lot 42 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the northerly line of said Lot 41 and the east line of said Lot 42.

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



Digitally signed on:
August 13, 2013

F:\Projects\JUB\20-11-035 IDL_LED Lot Solutions_Priest Lake\Cape Horn(1)\Cad\Survey\Legals\Pinto Point Legals\PP_L43_B1 docx




CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|---------|---------|-----------|---------------|--------------|
| C1 | 18.69' | 385.00' | 2°46'54" | N28°41'53"E | 18.69' |
| C2 | 23.40' | 970.00' | 1°22'55" | N53°42'13"E | 23.40' |
| C3 | 205.79' | 300.00' | 39°18'12" | N74°02'46"E | 201.78' |
| C4 | 98.40' | 300.00' | 18°47'35" | S76°54'21"E | 97.96' |
| C5 | 110.75' | 230.00' | 27°35'20" | S81°18'13"E | 109.68' |

LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N30°05'20"E | 12.59' |
| L2 | N54°23'40"E | 43.74' |
| L3 | S67°30'33"E | 52.22' |


 PROFESSIONAL LAND SURVEYOR
 LICENSED
 13419
 STATE OF IDAHO
 JEREMY J. RUSSELL

Digitally Signed on:
August 13, 2013

EXHIBIT 5
ACCESS AND UTILITY EASEMENT
 LOT 43, BLOCK 1, STATE SUBDIVISION-PINTO POINT
 NW 1/4 SEC. 27, T61 N, R4 W, B.M.



DATE PLOTTED: 8/13/13
 PLOT DATE: 8/13/13
 PLOT BY: JUB



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 44, BLOCK 1 of STATE SUBDIVISION-PINTO POINT
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 45, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27, Township 61 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 45; thence along the north line of said Lot 45 South 82°13'54" East, 22.37 feet; thence 10.55 feet along the arc of a curve to the left, having a radius of 230.00 feet, through a central angle of 2°37'42", said curve having a long chord which bears South 83°32'44" East a chord distance of 10.55 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 45, and along said centerline South 68°18'56" West, 38.23 feet, more or less, to the west line of said Lot 45 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north and west lines of said Lot 45.

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

Jeremy Russell
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL
Digitally Signed on:
August 13, 2013



LEGEND
 ACCESS AND UTILITY EASEMENT



Jeremy J. Russell

PROFESSIONAL LAND SURVEYOR
 LICENSED 13419
 STATE OF IDAHO
 GEREY J. RUSSELL

Digitally Signed on:
 August 13, 2013

| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 13.34' | 230.00' | 3°19'21" | N83°14'27"E | 13.34' |
| C2 | 76.29' | 270.00' | 16°11'20" | N89°40'27"E | 76.03' |
| C3 | 67.56' | 230.00' | 16°49'48" | N89°21'12"E | 67.32' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S82°13'54"E | 70.36' |
| L2 | S82°13'54"E | 22.37' |
| L3 | N80°56'18"E | 49.97' |

EXHIBIT 6
ACCESS AND UTILITY EASEMENT
 LOT 44, BLOCK 1, STATE SUBDIVISION-PINTO POINT
 NW 1/4 SEC. 27, T61 N, R4 W, B.M.



LAST MODIFIED: 8/13/2013
 PROJECT: 13-001
 CLIENT: JUB
 SCALE: 1" = 80'
 DATE: 10/13/13



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT 7
LEGAL DESCRIPTION
of
ACCESS AND UTILITY EASEMENT
for
LOT 45, BLOCK 1 of STATE SUBDIVISION-PINTO POINT
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lots 46 and 47, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27, Township 61 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 47; thence along the north line of said Lot 47, South 77°21'57" East, 28.52 feet; thence continuing along said north line 21.54 feet along the arc of a curve to the left, having a radius of 530.00 feet, through a central angle of 2°19'44", said curve having a long chord which bears South 78°31'49" East a chord distance of 21.54 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 47, and along said centerline the following three (3) courses:

1. South 24°04'45" West, 44.39 feet;
2. 101.02 feet along the arc of a curve to the right, having a radius of 70.00 feet, through a central angle of 82°41'20", said curve having a long chord which bears South 65°25'25" West a chord distance of 92.48 feet;
3. 87.43 feet along the arc of a reverse curve to the left, having a radius of 150.00 feet, through a central angle of 33°23'40", said curve having a long chord which bears North 89°55'45" West a chord distance of 86.19 feet, more or less, to the west line of said Lot 46 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north line of said Lot 47 and the west line of said Lot 46.

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

Jeremy Russell

PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

Digitally Signed on:
August 13, 2013



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 46, BLOCK 1 of STATE SUBDIVISION-PINTO POINT

IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 47, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27, Township 61 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 47; thence along the north line of said Lot 47, South 77°21'57" East, 28.52 feet; thence 21.54 feet along the arc of a curve to the left, having a radius of 530.00 feet, through a central angle of 2°19'44", said curve having a long chord which bears South 78°31'49" East a chord distance of 21.54 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 47, and along said centerline the following two (2) courses:

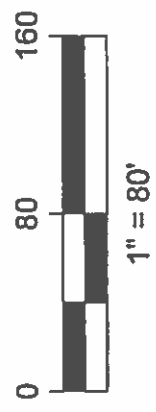
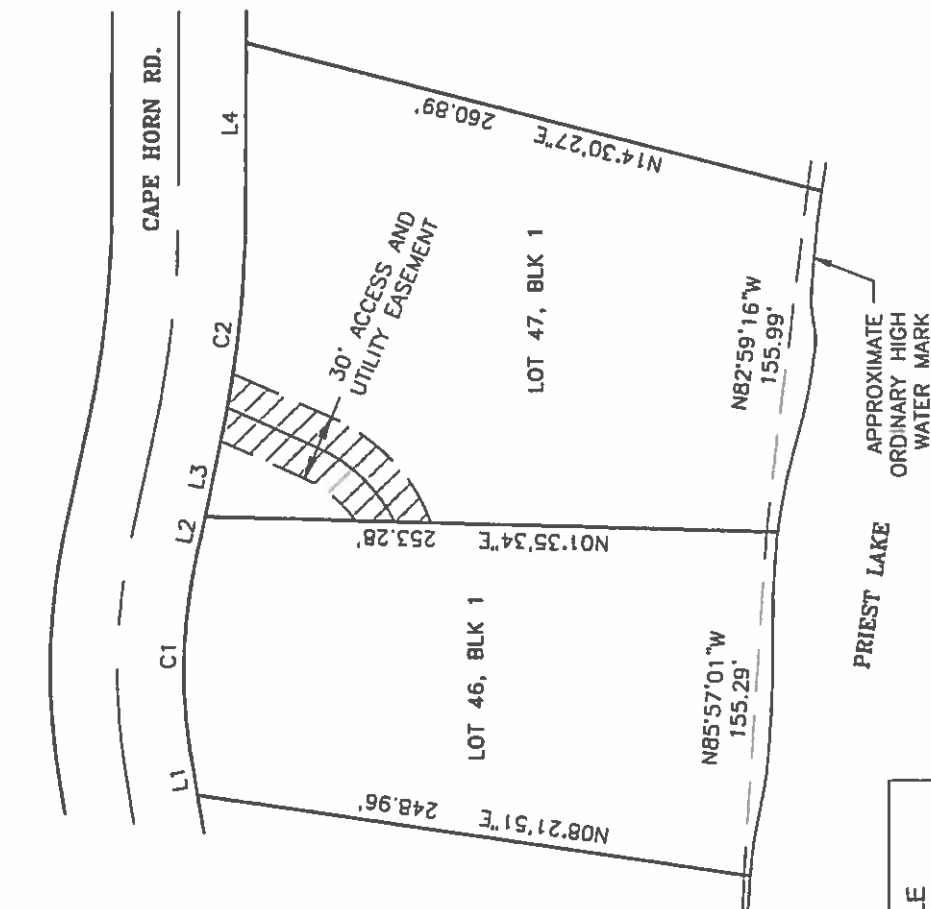
1. South 24°04'45" West, 44.39 feet;
2. 48.74 feet along the arc of a curve to the right, having a radius of 70.00 feet, through a central angle of 39°53'53", said curve having a long chord which bears South 44°01'41" West a chord distance of 47.77 feet, more or less, to the west line of said Lot 47 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north and west lines of said Lot 47.

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

Jeremy Russell

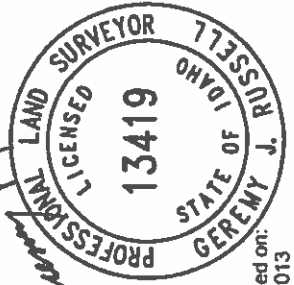
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

Digitally Signed on:
August 13, 2013



LEGEND

ACCESS AND UTILITY EASEMENT



CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|---------|---------|-----------|---------------|--------------|
| C1 | 94.67' | 250.00' | 21°41'45" | S88°12'50"E | 94.10' |
| C2 | 112.55' | 530.00' | 12°10'02" | S83°26'58"E | 112.34' |

LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L1 | N80°56'18"E | 15.67' |
| L2 | S77°21'57"E | 16.60' |
| L3 | S77°21'57"E | 28.52' |
| L4 | S89°31'59"E | 73.71' |

EXHIBIT 8

ACCESS AND UTILITY EASEMENT

LOT 46, BLOCK 1, STATE SUBDIVISION-PINTO POINT
NW 1/4 SEC. 27, T61 N, R4 W, B.M.



DATE PLOTTED: 8/13/13
 PLOT NO: 13419
 FILE NO: 13419



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 52, BLOCK 1 of STATE SUBDIVISION-PINTO POINT
IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 51, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27 Township 61 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 51; thence along the north line of said Lot 51, North 84°03'04" West, 125.92 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 51, and along said centerline the following four (4) courses:

1. South 18°36'08" East, 70.65 feet;
2. 60.89 feet along the arc of a curve to the right, having a radius of 100.00 feet, through a central angle of 34°53'10", said curve having a long chord which bears South 1°09'32" East a chord distance of 59.95 feet;
3. 38.83 feet along the arc of a reverse curve to the left, having a radius of 100.00 feet, through a central angle of 22°15'01", said curve having a long chord which bears South 5°09'32" West a chord distance of 38.59 feet;
4. South 5°57'58" East, 99.58 feet, more or less, to the east line of said Lot 51 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north and east lines of said Lot 51.

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

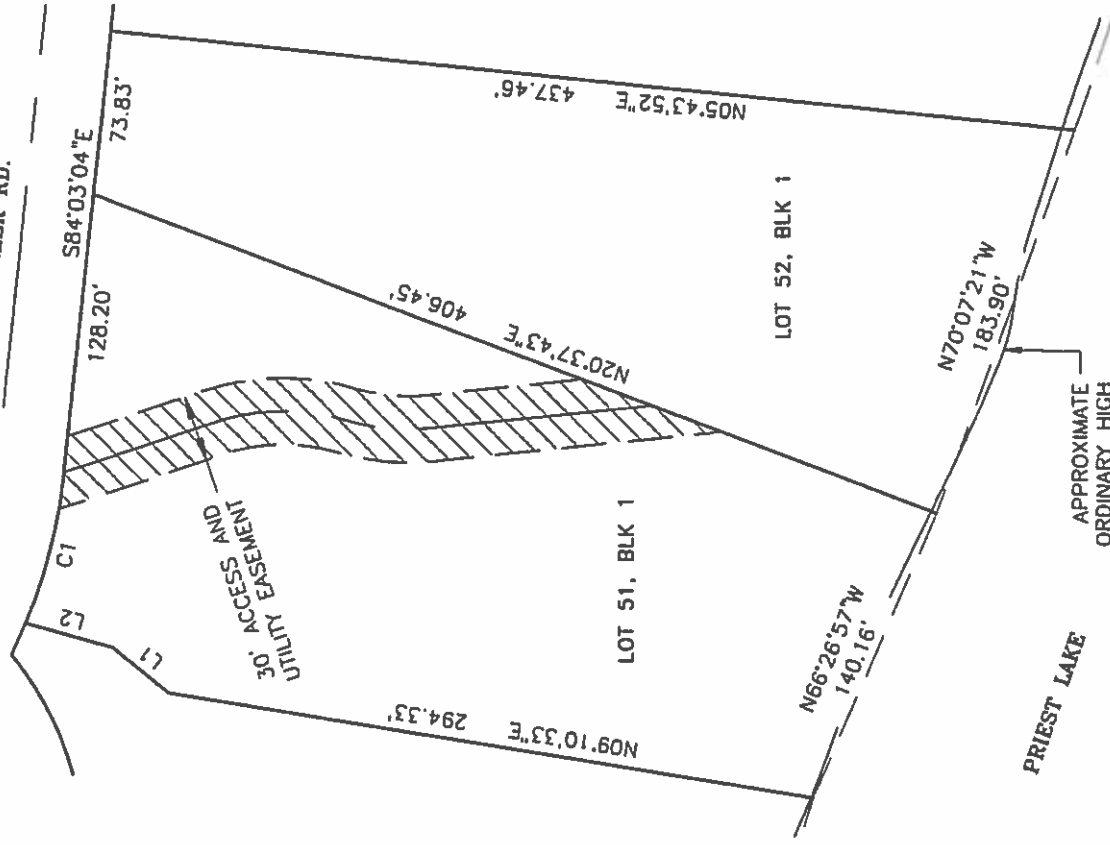
Jeremy Russell

PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

Digitally Signed on:
August 13, 2013

STATE OF IDAHO
TRUST LAND

INDIAN CREEK RD.

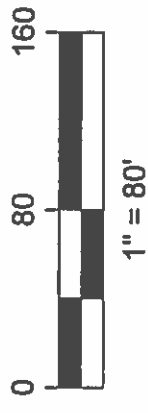


LEGEND

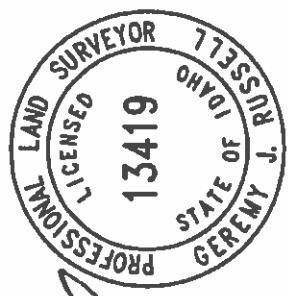
ACCESS AND UTILITY EASEMENT



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | N38°49'53"E | 32.48' |
| L2 | N15°36'54"E | 40.35' |



| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 68.43' | 230.00' | 17°02'48" | S75°31'40"E | 68.18' |



Jeremy Russell

Digitally signed on:
August 13, 2013

EXHIBIT 9
ACCESS AND UTILITY EASEMENT
LOT 52, BLOCK 1, STATE SUBDIVISION-PINTO POINT
NW 1/4 SEC. 27, T61 N, R4 W, B.M.



| |
|---|
| LAST UPDATE: 08/13/13 |
| PROJECT: JUB-11-135 DR. 150' LOT 50 UTILTY EASEMENT |
| DATE: 08/13/13 |
| FILE: JUB-11-135.DWG |



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 53, BLOCK 1 of STATE SUBDIVISION-PINTO POINT

IDAHO DEPT. OF LANDS

A strip of land 30 feet in width, across Lot 54, Block 1 of STATE SUBDIVISION-PINTO POINT, according to the plat thereof, recorded as Instrument No. 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in the NW 1/4 of Section 27, Township 61 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 54; thence along the north line of said Lot 54, South 84°03'04" East, 19.62 feet, more or less, to the POINT OF BEGINNING.

thence leaving said north line of Lot 54, and along said centerline the following two (2) courses:

1. 63.30 feet along the arc of a non-tangent curve to the right, having a radius of 80.00 feet, through a central angle of 45°20'13", said curve having a long chord which bears South 0°19'46" East a chord distance of 61.66 feet;
2. South 22°20'20" West, 55.57 feet, more or less, to the west line of said Lot 54 and the POINT OF TERMINUS, lengthening and shortening the sidelines of said strip to terminate on the north and west lines of said Lot 54.

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

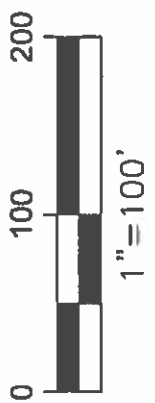
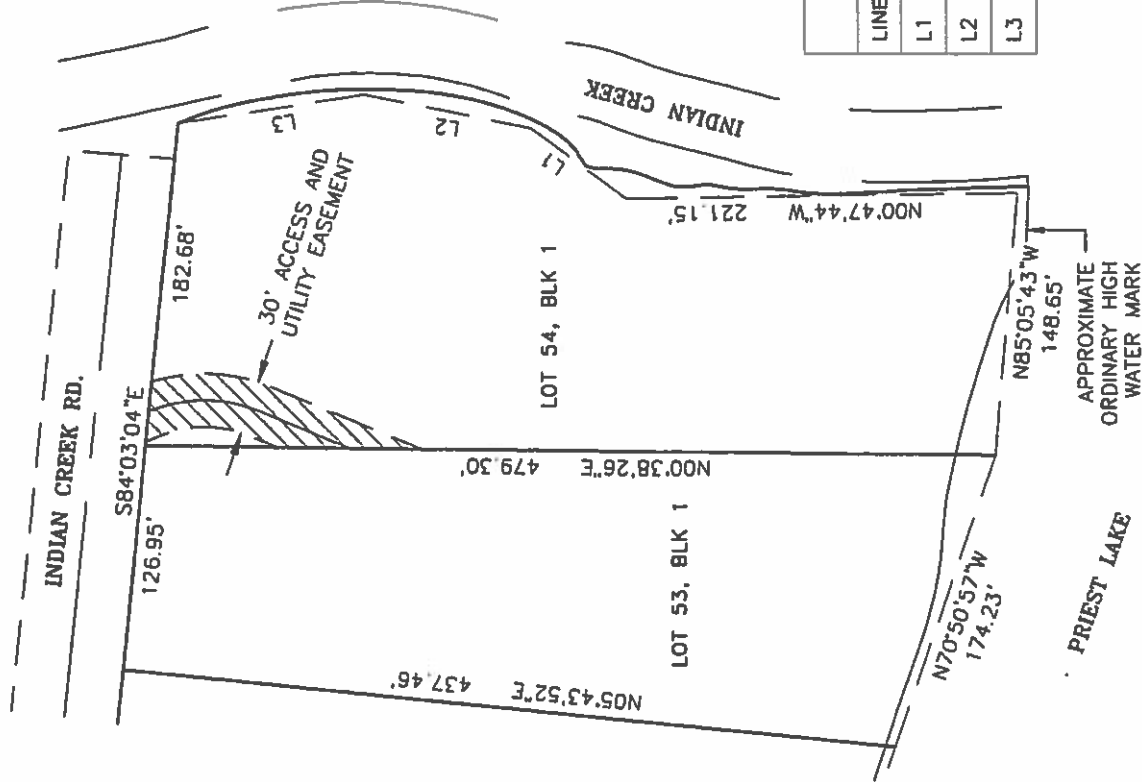
Jeremy Russell

PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

Digitally Signed on:
August 13, 2013

STATE OF IDAHO
TRUST LAND

INDIAN CREEK RD.

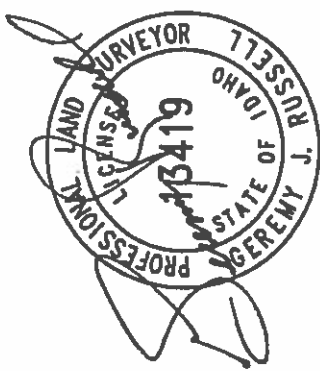


LEGEND

ACCESS AND UTILITY EASEMENT



| LINE # | DIRECTION | LENGTH |
|--------|-------------|---------|
| L1 | N36°10'37"E | 66.98' |
| L2 | N11°19'11"E | 95.54' |
| L3 | N08°52'37"W | 105.43' |



Digitally signed on:
August 13, 2013

EXHIBIT 10
ACCESS AND UTILITY EASEMENT
LOT 53, BLOCK 1, STATE SUBDIVISION-PINTO POINT
NE 1/4 SEC. 27, T61 N, R4 W, B.M.



LAST UPDATE: 8/13/13
PLOT DATE: 8/13/13
JOB NO: 13419

EXHIBIT 11
LEGAL DESCRIPTION
of
ACCESS AND UTILITY EASEMENT
for
LOT 1, BLOCK 1 of STATE SUBDIVISION-PINTO POINT

IDAHO DEPT. OF LANDS

A strip of land 20 feet in width, across Lot 2, Block 1 of STATE SUBDIVISION- PINTO POINT according to the plat thereof, recorded as Instrument Number 839530, dated February 8, 2013, records of Bonner County, Idaho being situated in Section 27, Township 61 North, Range 4 West, B.M., Bonner County, Idaho, lying 10 feet on each side of the following described centerline:

COMMENCING at the southeast corner of said Lot 1 Block 1 on a 1-1/2 inch aluminum cap; thence North 23° 16' 46" East, 182.35 feet more or less to a property pin; thence North 10° 44' 16" West 63 feet to a point on the centerline of the driveway easement also being the POINT OF BEGINNING;

thence along the centerline of the driveway:

1. North 44° 00'00" East, 186 feet more or less to the west edge of Pinto Point Road,

Also being the POINT OF TERMINUS.

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

0 60 120 240 Feet

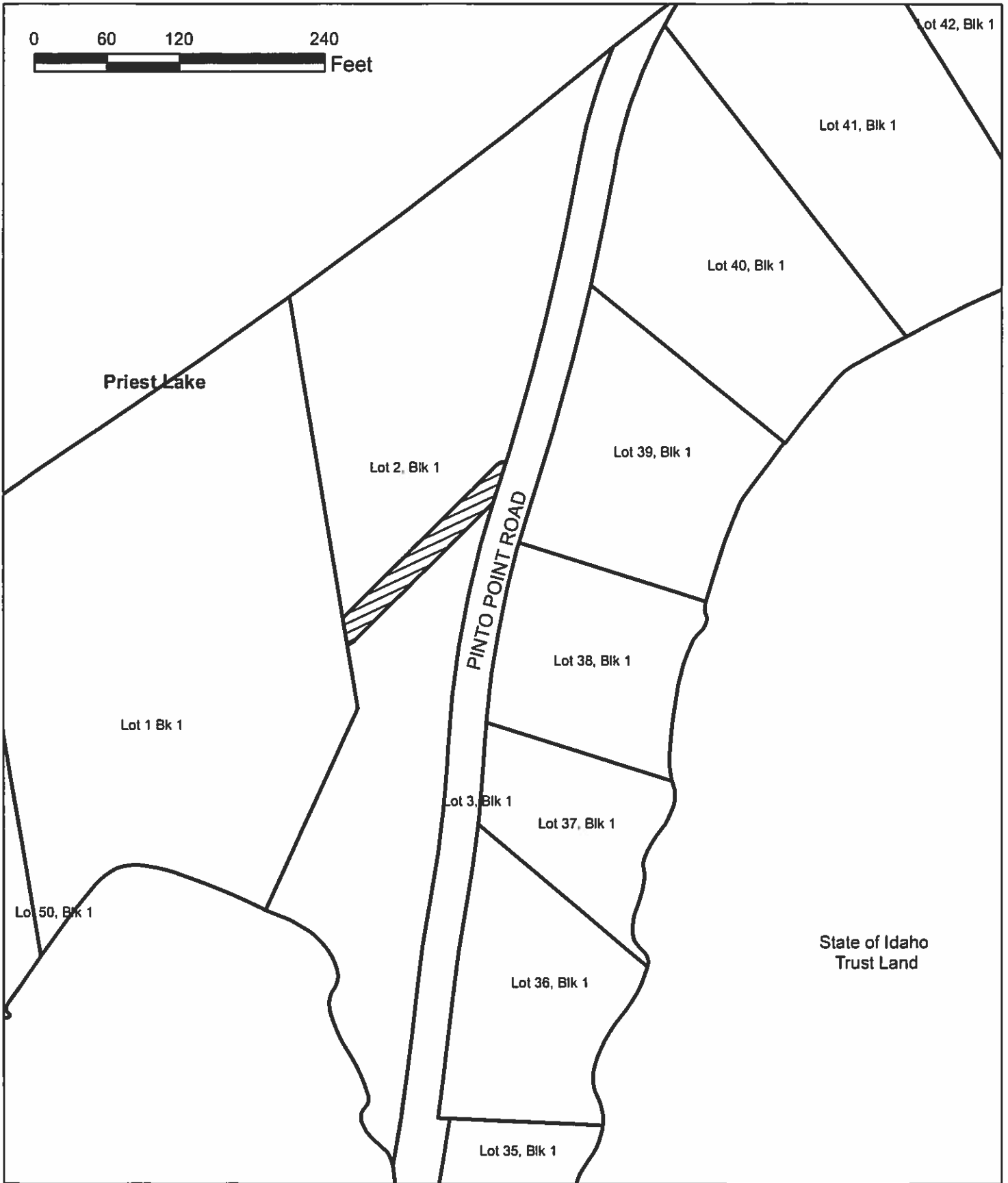


Exhibit 11
Access and Utility Easement
Lot 1, Block 1, State Subdivision - Pinto Point
SW 1/4, Sec.27, T61N, R4W B.M.