

Instrument # 1055597
Bonner County, Sandpoint, Idaho
12/03/2025 09:09:37 AM No. of Pages: 6
Recorded for: TRAVIS HALLER
Michael W. Rosedale Fee: \$25.00
Ex-Officio Recorder Deputy *CB*
Index to: EASEMENT

ABOVE SPACE FOR RECORDER

EASEMENT - INGRESS, EGRESS AND UTILITIES

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Ralph E. Larson and Inez I. Larson Living Trust**, Grantor, owner of a parcel of real property identified as Bonner County parcel #RP55N04W331052A, which is legally described as follows and which is referred to herein as "Grantor's Property":

See Exhibit A, attached hereto and incorporated herein,

does hereby grant unto **Darren Hegge, a single person and adult resident of the State of Idaho**, Grantee, who is the owner of real property identified as Bonner County parcel #RP55N04W286200A which is legally described as follows and which is referred to herein as "Grantee's Property":

See Exhibit B, attached hereto and incorporated herein,

and whose post office address is 6990 Spirit Lake Cutoff, Priest River, Idaho 83856, and confirm unto the Grantee, their heirs and assigns forever any and all roads now established or existing on said premises, or any part thereof for ingress, egress and utilities to the Grantee's Property, which Easement is described as thirty feet (30') wide running generally north-south across Grantor's Property.

Together with reasonable rights of access for ingress and egress through existing gates or other reasonable access points to said property as they may be established in the future. TO HAVE AND TO HOLD the said ingress, egress and utilities Easement to the said Grantee, their heirs and assigns, to their use forever.

EASEMENT APPURTENANT. The said Easement granted herein shall forever be an affirmative easement appurtenant to the Grantee's Property and any part thereof.

BINDING EFFECT. All rights and obligations provided for herein shall inure to the benefit of and be binding upon the heirs, successors, grantees, and assigns of the Grantors and Grantees and all rights, covenants, and obligations shall be construed as covenants running with the Land.

EXECUTION. The Grantor has executed this ingress, egress and utilities Easement, the day and year first above written.

GRANTOR:

Signature: *Daniel W. Larson*

Printed Name: Daniel W. Larson, Co-Trustee

Signature: *Joan Hegge*

Printed Name: Joan Hegge, Co-Trustee

STATE OF IDAHO

COUNTY OF BONNER

On this 2ND day of DECEMBER 20 25, before me, the undersigned, a notary public in and for said state, personally appeared ~~Nicholas Ryan Sandoval and Kimberlee Hene Sandoval, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.~~ IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

AND
JOAN HEGGE

DANIEL W. LARSON -
CO-TRUSTEES OF
THE RALPH E.
LARSON AND WEE
L. LARSON LIVING
TRUST,

Travis Haller
Notary Public

Residing at SANDPOINT, ID

Commission Expires: 8-20-2027

(SEAL)

TRAVIS HALLER
Notary Public - State of Idaho
Commission Number 20213959
My Commission Expires 08-20-2027

**GLAHE & ASSOCIATES, Professional Land Surveyors**

P.O. Box 1863
303 Church St.
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

Legal Description

Bonner County, Idaho

120.631 AC.

Section 28 & 33, Township 55 North, Range 4 West, B.M.

A parcel of land located in the Southwest Quarter of Section 28, and the North Half of Section 33, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

BEGINNING at the Northwest Section Corner of said Section 33, monumented by a 3.5-inch aluminum cap by PLS 14879, thence along the westerly boundary of said section 28, North 00°38'25" East, a distance of 1328.77 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence leaving said westerly boundary, along the northerly boundary of the Southwest Quarter of the Southwest Quarter of said Section 28, South 88°58'42" East, a distance of 322.00 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence leaving said northerly boundary of the Southwest Quarter of the Southwest Quarter of said Section 28, South 00°38'25" West, a distance of 742.00 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence South 52°13'32" East, a distance of 981.01 feet, to the northerly boundary of said Section 33, monumented by a 5/8-inch rebar and cap by PLS 14879;

Thence leaving said northerly boundary of said Section 33, South 29°19'30" East, a distance of 867.84 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence South 89°29'19" East, a distance of 2447.41 feet, to the north-south center line of the Northwest Quarter of the Northeast Quarter of said Section 33, monumented by a 5/8-inch rebar and cap by PLS 14879;

Thence along said north-south center line, South 00°36'09" West, a distance of 612.38 feet, to the southerly right-of-way of Curtis Creek Rd., monumented by a rebar and cap by PLS 14879;

Thence leaving said north-south center line, westerly along said right-of-way, the following three (3) course:

1. South 89°51'04" West, a distance of 347.61 feet, to a 5/8-inch rebar and cap by PLS 14879
2. North 83°21'48" West, a distance of 107.06 feet, to a 5/8-inch rebar and cap by PLS 14879
3. North 70°31'26" West, a distance of 239.40 feet, to a 5/8-inch rebar and cap by PLS 14879

Thence leaving said right-of-way, South $00^{\circ}36'09''$ West, a distance of 709.98 feet, to a 5/8-inch rebar and cap by PLS14879;

Thence along the east-west centerline of the Southwest Quarter of the Northeast Quarter, North $89^{\circ}27'19''$ West, a distance of 639.34 feet, to the Center-South-South Sixty-fourth corner, monumented by a 5/8-inch rebar;

Thence along the east-west center line of the Southeast Quarter of the Northeast Quarter, North $89^{\circ}17'31''$ West, a distance of 664.31 feet, to the Southeast-Northwest Sixty-fourth corner, monumented by a 5/8-inch rebar;

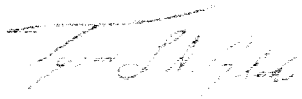
Thence leaving said east-west center line, along the north-south center line of said Southeast Quarter of the Northeast Quarter, North $00^{\circ}26'06''$ East, a distance of 311.12 feet, to the southerly right-of-way of Curtis Creek Rd., monumented by a 5/8-inch rebar;

Thence along said southerly right-of-way the following thirteen (13) courses;

1. Thence South $78^{\circ}17'21''$ West, a distance of 110.04 feet;
2. Thence along a tangential curve, to the right, having a radius of 1180.00 feet, an arc length of 245.76 feet, a delta angle of $11^{\circ}55'59''$, a chord bearing of South $84^{\circ}15'20''$ West, and a chord distance of 245.32 feet;
3. Thence along a compound curve, to the right, having a radius of 1180.00 feet, an arc length of 148.51 feet, a delta angle of $07^{\circ}12'39''$, a chord bearing of North $86^{\circ}10'20''$ West, and a chord distance of 148.41 feet;
4. Thence North $82^{\circ}34'01''$ West, a distance of 303.26 feet;
5. Thence North $82^{\circ}34'01''$ West, a distance of 102.49 feet;
6. Thence North $80^{\circ}09'45''$ West, a distance of 215.91 feet;
7. Thence along a tangential curve, to the right, having a radius of 380.00 feet, an arc length of 196.69 feet, a delta angle of $29^{\circ}39'24''$, a chord bearing of North $65^{\circ}20'03''$ West, and a chord distance of 194.50 feet;
8. Thence North $50^{\circ}30'21''$ West, a distance of 96.16 feet;
9. Thence North $53^{\circ}58'41''$ West, a distance of 113.67 feet;
10. Thence North $60^{\circ}55'13''$ West, a distance of 201.24 feet;
11. Thence North $48^{\circ}21'35''$ West, a distance of 206.58 feet;
12. Thence North $36^{\circ}46'00''$ West, a distance of 152.20 feet;

13. Thence along a tangential curve, to the left, having a radius of 370.00 feet, an arc length of 147.28 feet, a delta angle of $22^{\circ}48'27''$, a chord bearing of North $48^{\circ}10'14''$ West, and a chord distance of 146.31 feet, to the westerly boundary of said Section 33, monumented by a 5/8-inch rebar and cap by PLS 7879;

Thence leaving said southerly right-of-way, along said westerly boundary of said Section 33, North $00^{\circ}23'34''$ East, a distance of 987.88 feet, to the **POINT OF BEGINNING**, encompassing an area of 120.631 acres, more or less.



Digitally signed by Tyson L.A.
Glahe, PLS

Date: 2025.03.28 14:01:58 -07'00'





GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church St.
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

Legal Description – 5A

Bonner County, Idaho

38.482 AC.

Section 28 & 33, Township 55 North, Range 4 West, B.M.

A parcel of land located in the Southwest Quarter of Section 28, and the Northwest Quarter of Section 33, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

COMMENCING at the section corner common to Sections 28, 33, 32, and 29, monumented by a 3.25-inch USDA-FS aluminum cap, by PLS 882, thence along the section line common to Sections 28 and 29, North 00°38'25" East, a distance of 1328.77 feet, to the South 1/16 corner common to Section 28 and 29, monumented by a 5/8-inch rebar and cap by PLS 14879;

Thence leaving said section line, along the north boundary of the SW¼ of the SW¼, South 88°58'42" East, a distance of 322.00 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence leaving said north boundary of the SW¼ of the SW¼, South 00°38'25" West, a distance of 519.34 feet, to the **POINT OF BEGINNING**, monumented by a 5/8-inch rebar and cap by PLS 14879;

Thence South 88°58'42" East, a distance of 1149.04 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence South 41°56'57" East, a distance of 1106.86 feet, to a point on the section line common to Sections 28 & 33, monumented by a 5/8-inch rebar and cap by PLS 14879;

Thence leaving said section line common to Sections 28 & 33, South 00°26'57" West, a distance of 742.63 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence North 89°29'19" West, a distance of 685.00 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence North 29°19'30" West, a distance of 867.84 feet, to a 5/8-inch rebar and cap by PLS 14879 on said section line common to Sections 28 & 33;

Thence leaving said section line common to Sections 28 & 33, North 52°13'32" West, a distance of 981.01 feet, to a 5/8-inch rebar and cap by PLS 14879;

Thence North 00°38'25" East, a distance of 222.66 feet, to the **POINT OF BEGINNING**, encompassing an area of 38.482 acres, more or less;

Digitally signed by Tyson L.A. Glahe, PLS
Date: 2025.06.04 14:30:01 -07'00'

