

EXHIBIT A
Legal Description
SANTA CREEK ESTATES PARCEL 3 DESCRIPTION

A parcel of land situate in the South Half (S1/2) of Section 13, Township 44 North, Range 2 West, Boise Meridian, Benewah County, Idaho, more particularly described as follows:

COMMENCING at the South Quarter corner of said Section, being the Quarter corner common to Sections 13 and 24, which corner is marked by a zinc-capped drill steel segment set by RLS 703 and is further described in Instrument #231944, Records of Benewah County;

thence, North 43°44'05" East, a distance of 493.17 feet to a point on the Northerly edge of the public Right-of-Way commonly known as Idaho State Highway 6, which point is marked by an aluminum-capped #5 rebar set by PLS 7541, the **POINT OF BEGINNING**;

thence, leaving said Northerly edge, North 22°28'47" East, a distance of 1578.22 feet to a point marked by an aluminum-capped #5 rebar set by PLS 7541;

thence, South 74°58'33" East, a distance of 521.94 feet to a point marked by an aluminum-capped #5 rebar set by PLS 7541;

thence, South 17°21'27" West, a distance of 1437.60 feet to a point on the aforementioned Northerly edge, which point is marked by an aluminum-capped #5 rebar set by PLS 7541;

thence, proceeding with said Northerly edge, North 84°57'07" West, a distance of 534.83 feet to a point of curvature, which point is marked by an aluminum-capped #5 rebar set by PLS 7541;

thence, continuing with said Northerly edge, on a 988.00-foot radius curve to the left, an arc-distance of 146.05 feet, the long chord of which curve is a line bearing North 89°11'12" West, with a length of 145.92 feet to the **POINT OF BEGINNING**;

said parcel is depicted as Parcel 3 on Record of Survey Instrument #296107, Records of Benewah County, Idaho.

The Basis of Bearings for this description is the Idaho Coordinate System of 1983, West Zone.

Benjamin D Ballard

07/28/2022