

**EXHIBIT A**  
Legal Description  
**SANTA CREEK ESTATES PARCEL 13 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 Southwest corner of said S1/2, being the corner common to Sections 13, 14, 23 and 24, which corner is marked by a brass-capped iron pipe set by LS 4105 and is further described in Instrument #231943, Records of Benewah County;

thence, proceeding with the South line of said S1/2, South 88°21'33" East, a distance of 579.91 feet to a point marked by a drill steel segment;

thence, continuing with said South line, South 88°22'32" East, a distance of 522.78 feet to a point marked by an aluminum-capped #5 rebar set by PLS 7541, the **POINT OF BEGINNING**;

thence, leaving said South line and proceeding, North 21°48'22" West, a distance of 1145.89 feet to an unmarked point of non-tangent curvature on the centerline of an existing road, from which an aluminum-capped #5 rebar set by PLS 7541 bears South 21°48'22" East, 33.37 feet distant;

thence, proceeding with said centerline, on a 250.00-foot radius non-tangent curve to the left, an arc-distance of 135.70 feet, the long chord of which curve is a line bearing North 24°01'27" East, with a length of 134.04 feet to an unmarked point;

thence, continuing with said centerline, North 08°28'25" East, a distance of 181.86 feet to an unmarked point of curvature;

thence, continuing with said centerline, on a 55.00-foot radius curve to the right, an arc-distance of 97.45 feet, the long chord of which curve is a line bearing North 59°13'53" East, with a length of 85.19 feet to an unmarked point of reverse curvature;

thence, continuing with said centerline, on a 220.00-foot radius curve to the left, an arc-distance of 127.52 feet, the long chord of which curve is a line bearing South 86°36'58" East, with a length of 125.74 feet to an unmarked point of reverse curvature;

thence, continuing with said centerline, on a 190.00-foot radius curve to the right, an arc-distance of 118.05 feet, the long chord of which curve is a line bearing South 85°25'18" East, with a length of 116.16 feet to an unmarked point of reverse curvature;

thence, continuing with said centerline, on a 550.00-foot radius curve to the left, an arc-distance of 281.98 feet, the long chord of which curve is a line bearing South 82°18'35" East, with a length of 278.90 feet to an unmarked point of non-tangency, from which an aluminum-capped #5 rebar set by PLS 7541 bears South 43°38'06" West, 45.61 feet distant;

thence, leaving said centerline, South 02°30'06" West, a distance of 338.86 feet to a point marked by an aluminum-capped #5 rebar set by PLS 7541;

thence, South 25°47'43" East, a distance of 786.18 feet to a point marked by an aluminum-capped #5 rebar set by PLS 7541;

thence, continuing South 25°47'43" East, a distance of 364.34 feet to a point on the aforementioned South line, which point is marked by an aluminum-capped #5 rebar set by PLS 7541;

thence, proceeding with said South line, North 88°46'53" West, a distance of 355.65 feet to a point marked by a drill steel segment;

thence, continuing with said South line, North 88°18'10" West, a distance of 309.93 feet to a point marked by a drill steel segment;

thence, continuing with said South line, North 88°22'32" West, a distance of 67.15 feet to the **POINT OF BEGINNING;**

said parcel is depicted as Parcel 13 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

07/28/2023 12:12 PM