

RECEIVED

FEB 03 2022

PLANNING OFFICE  
CITY OF PONDERAY

# Ponderay - City Planning

## Lot Line Adjustment and Notational Change Application

### Cover Sheet

#### Site/Project Information

**Project Description:** Boundary Line Adjustmen between lots RPP00000037660A,  
RPP00000037251A & RPP00000037302A,

**Project Representative:** Project Representative: Travis Haller

**E-mail:** thaller@glaheinc.com

**Phone #'s:** 208-265-4474

**Location:** 477440 and 477504 Hwy 95 and parcel inbetween  
Ponderay, ID 83852

**Legal Description:** 3-57N-2W TAX 93 and 3-57N-2W N2S2N2NESE, E OF CREEK LESS HWY  
and 3-57N-2W TAX 96

#### Applicant/Owner Information

**Name:** Randy McDougall

**Legal Owner:** Thompson, E G Family L.L.C. &  
Two Rivers Ranch L.L.C.

**Signature:**

**Mailing Address:** 201 N. 1st Ave  
Sandpoint, ID 83864

**E-Mail:**  
earthworksnorthwest@yahoo.com

**Phone #'s:**  
208-290-6109

#### Ponderay Planning Department

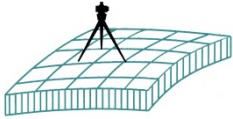
**File Number:** ~~BL~~ 22-037

**Fees:** 300.00

**Zoning:** COM/RURAL

**Received By :** EB **Date:** 2/3/22

**Comments:**



## 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

1.82 Acres

City of Ponderay, Bonner County, Idaho  
Section 3, Township 57 North, Range 2 West,  
B.M.

A parcel of land, being a portion of that parcel described in Quitclaim Deed recorded as Instrument No. 811186, and a portion of that parcel described in Warranty Deed recorded as Instrument No. 821870, located in the Southeast Quarter of Section 03, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, and being more particularly described as follows:

**COMMENCING** at the East quarter corner of Section 3, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, a point marked by a 2" aluminum cap by PLS 5576 which lies North 00°29'49" East, a distance of 2647.39 feet from the Southeast Section corner of Section 3;

Thence along the East line of said Section 3, South 00°29'49" West, a distance of 1038.81 feet;

Thence leaving said East line North 89°30'11" West, a distance of 120.04 feet to a point on the West right-of-way of U.S. HWY 95, said point being the **TRUE POINT OF BEGINNING** of the herein description;

Thence North 88°55'32" West, a distance of 377.62 feet;

Thence North 09°05'05" East, a distance of 196.24 feet;

Thence South 88°58'00" East, a distance of 438.21 feet to a point on said West right-of-way of U.S. HWY 95;

Thence along said West right-of-way the following three (3) courses:

- 1) South 03°10'55" West, a distance of 78.90 feet;
- 2) South 17°28'21" West, a distance of 82.91 feet;
- 3) South 00°32'23" West, a distance of 35.10 feet, to the **TRUE POINT OF BEGINNING**; encompassing an area of 1.82 acres.





File No: 76142.SS

Instrument # 811186  
BONNER COUNTY, SANDPOINT, IDAHO  
6-20-2011 12:47:35 No. of Pages: 2  
Recorded for : ATEC  
MARIE SCOTT  
Ex-Officio Recorder Deputy  
Index to: QUIT CLAIM DEED  
Fee: 13.00

## QUITCLAIM DEED

For Value Received

Ernest G. Thompson, a single person, as to an undivided 50% interest and Ernest G. Thompson, Trustee of The Adell Thompson Bypass Trust, as to an undivided 50% interest

do hereby convey, release and forever quit claim unto

Ernest G. Thompson, a single person

whose address is: PO Box 271, Sandpoint ID 83864

the following described premises, to wit:

\*\*\*See exhibit "A" attached hereto and made a part hereof for legal description:

together with their appurtenances and including any and all after acquired title.

Dated: June 20, 2011  
May 24, 2011

The Adell Thompson Bypass Trust

Ernest G. Thompson  
Ernest G. Thompson

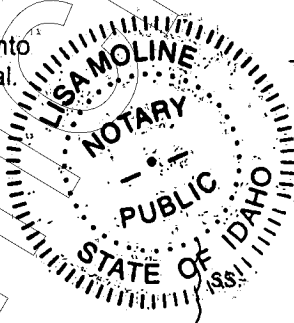
Ernest G. Thompson, Trustee  
By: Ernest G. Thompson, Trustee.

STATE OF Idaho

COUNTY OF Bonner

On this 20 day of June, in the year of 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest G. Thompson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



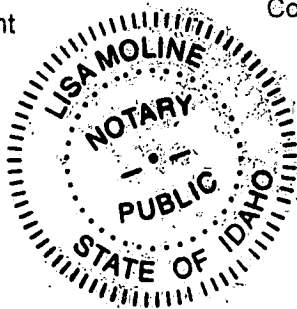
Notary Public in and for said State  
Residing at: Sandpoint  
Commission Expires: 11-9-13

STATE OF Idaho

COUNTY OF Bonner

On this 20 day of June, in the year of 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest G. Thompson known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, as Trustee(s) of The Adell Thompson Bypass Trust and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as Trustee(s) of said Trust, and that by his/her/their signature(s) on the foregoing instrument, the Trust executed the instrument and acknowledged the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Notary Public in and for said State  
Residing at: Sandpoint  
Commission Expires: 11-9-13

Trustee Notary Acknowledgment

Exhibit A

A Parcel of land located in the Southeast Quarter of Section 3, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, being described as follows;

Commencing at a found monument marking the East Quarter Corner of said Section 3,

Thence along the East line of the Southeast Quarter of said Section 3, South  $00^{\circ} 29' 35''$  West a distance of 1,323.66 feet to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 3,

Thence along the North line of said Southeast Quarter, North  $89^{\circ} 45' 08''$  West a distance of 119.78 feet to a found rebar and cap being on the West right-of-way line of U.S. Highway 95, as shown on Highway Right of Way Plans, Project No. NH-IR-F-5116(049), Key Number 1509, on file at the Idaho Transportation Department Offices;

Thence along said West right-of-way line of U.S. Highway 95, North  $00^{\circ} 27' 34''$  East a distance of 285.54 feet to the True Point of Beginning of said Parcel being described;

Thence North  $88^{\circ} 56' 39''$  West a distance of 410.07 feet;

Thence North  $00^{\circ} 29' 35''$  East a distance of 250.00 feet;

Thence South  $88^{\circ} 56' 39''$  East a distance of 439.29 feet to said West right-of-way line of U.S. Highway 95;

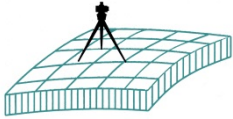
Thence along said West right-of-way line, South  $00^{\circ} 28' 13''$  West a distance of 35.15 feet;

Thence continuing along said West right-of-way line South  $03^{\circ} 19' 58''$  West 100.12 feet being 24.434 meters (80.16 feet) left of Project Centerline Metric Station 144+67.719 of said Highway Right of Way Plans;

Thence continuing along said West right-of-way line, South  $17^{\circ} 28' 26''$  West a distance of 83.18 feet, being 31.161 meters (102.23 feet) left of Project Centerline Metric Station 144 + 43.314 of said Highway Right of Way Plans;

Thence continuing along said West right-of-way line, South  $00^{\circ} 27' 34''$  West a distance of 35.00 feet to the True Point of Beginning of said Parcel being described;

EXCEPTING therefrom the right of way of U.S. Highway No. 95.



## 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

3.17 Acres

City of Ponderay, Bonner County, Idaho  
Section 3, Township 57 North, Range 2 West,  
B.M.

A parcel of land, being a portion of that parcel described in Quit Claim Deed recorded as Instrument No. 811186, and a portion of that parcel described in Warranty Deed recorded as Instrument No. 821870, located in the Southeast Quarter of Section 03, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, and being more particularly described as follows:

**COMMENCING** at the East quarter corner of Section 3, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, a point marked by a 2" aluminum cap by PLS 5576 which lies North 00°29'49" East, a distance of 2647.39 feet from the Southeast Section corner of Section 3;

Thence along the East line of said Section 3, South 00°29'49" West, a distance of 845.60 feet;

Thence leaving said East line North 89°30'11" West, a distance of 92.11 feet to a point on the West right-of-way of U.S. HWY 95, said point being the **TRUE POINT OF BEGINNING** of the herein description;

Thence North 88°58'00" West, a distance of 438.21 feet;

Thence North 00°31'59" East, a distance of 315.00 feet;

Thence South 89°58'00" East, a distance of 437.46 feet to a point on said West right-of-way of U.S. HWY 95;

Thence along said West right-of-way the following three (3) courses:

- 1) South 01°24'50" East, a distance of 43.80 feet;
- 2) South 00°28'34" West, a distance of 250.03 feet;
- 3) South 03°10'55" West, a distance of 21.22 feet, to the **TRUE POINT OF BEGINNING**; encompassing an area of 3.17 acres.





WHEN RECORDED, RETURN TO:

RONALD P. DOUGLAS  
DOUGLAS, EDEN, PHILLIPS, DeRUYTER & STANYER, P.S.  
DeRUYTER & STANYER, P. S.  
422 West Riverside Avenue, Suite 909  
Spokane, Washington 99201-0307

FILED BY  
*Ronald Douglas*  
2006 MAY -5 P 2:16  
1502  
MARIE SCOTT  
BONNER COUNTY RECORDER  
*Marie Scott* DEPUTY

703302

QUIT CLAIM DEED

FOR VALUE RECEIVED, ERNEST G. THOMPSON, as Trustee of the BYPASS TRUST OF ADELL M. THOMPSON under the Ernest and Adell Thompson Family Trust Dated May 7, 1997, as to an undivided fifty percent (50%) interest, does hereby convey, release, remise and forever quitclaim unto E. G. THOMPSON FAMILY, LLC, an Idaho Limited Liability Company, whose current address is PO Box 271 Sandpoint, Idaho 83864, the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

together with their appurtenances.

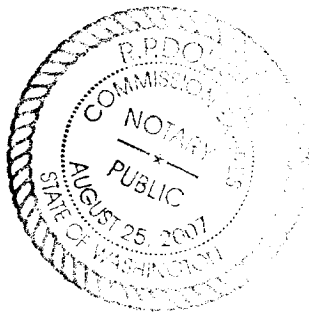
DATED this 21 day of April, 2006.

BYPASS TRUST OF ADELL M. THOMPSON UNDER  
THE ERNEST AND ADELL THOMPSON FAMILY  
TRUST DTD 5/7/97

*Ernest G Thompson*  
ERNEST G. THOMPSON, Trustee

STATE OF Wash )  
County of Snohomish ) : ss.

On this 26 day of April, 2006, before me, a notary public in and for said state, personally appeared ERNEST G. THOMPSON, as the Trustee of the BYPASS TRUST OF ADELL M. THOMPSON under the Ernest and Adell Thompson Family Trust Dated May 7, 1997, known or identified to me to be the person whose name he subscribed to the within instrument, and acknowledged to me that he executed the same.



[Signature]  
Notary Public for: Wash  
Residing at: Snohomish  
Commission Exp. 8-25-07

**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**PARCEL RP57M03W039001T:**

The North half of the Southeast Quarter of the Southeast Quarter of Section 3, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho:

LESS a tract described as follows:

Beginning at the Southeast corner of the above described property; thence West 280 feet; thence due North 210 feet; thence East 280 feet; thence South 210 feet to the place of beginning;

ALSO LESS the State Highway right of way conveyed under Instrument No. 84548, right of way Deed filed in Book 53 of Deeds, Page 395, records of Bonner County, Idaho.

**PARCEL RP57N02W037701T:**

A portion of the South Half of the Northeast Quarter of the Southeast Quarter of SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, Boise Meridian, Bonner County, Idaho, described as follows:

BEGINNING at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said section 3;

THENCE West 600 feet;

THENCE North 210 feet;

THENCE East 600 feet;

THENCE South 210 feet to the point of beginning.

LESS THAT PORTION

A parcel of land being on the Westerly side of the centerline of U.S. Highway No. 95, Project No. I-FR-5116(71) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of the Northeast Quarter of the Southeast Quarter of SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, Boise Meridian, Bonner County, Idaho, described as follows, to wit:

COMMENCING at the Southeast corner of SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, Boise Meridian; THENCE North 00°29'36" East along the East line of Section 3 a distance of 1323.78 feet to the South line of the Northeast Quarter of the Southeast Quarter of said Section 3; THENCE North 89°45'15" West along said South line 40.52 feet to a point on the Westerly right of way line of existing U.S. Highway No. 95 that bears North 89°31'46" West 40.01 feet from Station 90+00.33 of said U.S. Highway No. 95, Project No. I-FR-5116(71) Highway Survey and being the Real Point of Beginning. THENCE continuing North 89°45'15" West along said South line 40.0 feet to a point in a line parallel with and 80.0 feet Westerly from the centerline and bears North 89°31'46" West from Station 90+00.17 of said Highway Survey; THENCE North 00°28'14" East along said parallel line 209.98 feet to a point



in the North line of the South 210.0 feet of the Northeast Quarter of the Southeast Quarter of said Section 3 and opposite Station 92+10.15 of said Highway Survey; THENCE South 89°47'15" East along said North line 40.11 feet to a point on said existing Westerly right of way line that bears North 89°31'46" West – 39.89 feet from station 92+10.33 of said Highway Survey;

THENCE South 00°30'12" West along said existing Westerly right of way line 210.0 feet to the Real Point of Beginning.

**PARCEL RP57N02W0370301T:**

All that portion of the S1/2 S1/2 N1/2 NE1/4 SE1/4 in Section 3, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying East of the thread of Sandpoint Creek; EXCEPT the right of way of U.S. Highway #95.

Subject to an easement to General Telephone Company of the Northwest recorded May 24, 1968, as Instrument No. 116191 records of Bonner County, Idaho.

Subject to an easement to pass and re-pass from Highway 95 over the existing driveway from Sterling Williver to current owners and their assigns, by instrument recorded October 7, 1970 under Document No., 129873 records of Bonner County, Idaho Reservation of the right to pass and re-pass from Highway 95 over the driveway now located on the above described property by Sterling Williver in Quit Claim Deed recorded June 6, 1977, under Document No. 187431, records of Bonner County, Idaho.

Subject to an easement for electric transmission line, to Pacific Power & Light Company, a corporation, by instrument recorded February 22, 1978, under Document No. 197108, records of Bonner County, Idaho.

**PARCEL RP57N02W037251T:**

All that portion of the North half of the South half of the North half of the Northeast quarter of the Southeast quarter in Section 3, Township 57 North, Range 2 West, Boise Meridian, lying East of the thread of Sand Creek.

EXCEPT the existing right of way of United States Highway No. 95.

AND LESS a parcel of land being on the Westerly side of the centerline of U.S. Highway No. 95, Project No. I-FR-5116(71) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of the Northeast quarter of the Southeast quarter of Section 3, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Commencing at the East quarter corner of Section 3, Township 57, North, Range 2 West, Boise Meridian;

Thence South 0°29'36" West along the East line of said Section 3, a distance of 331.19 feet to the northeast corner of the North half of the South half of the North half of the Northeast quarter of the Southeast quarter of said Section 3;

Thence North 89°51'15" West along the North line of said North half of the South half of the

North half of the Northeast quarter of the Southeast quarter, a distance of 40.35 feet to a point in the Westerly right of way line of exiting U.S. Highway No. 95 that bears North 89°31'46" West, 39.45 feet from Station 99+92.85 of said U.S. Highway No. 95, Project No. I-FR-5116(71) Highway Survey and being the real point of beginning.

**PARCEL RP57N02W037652T:**

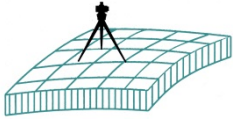
The S1/2 NE1/4 SE1/4 of Section 3 Township 57 North Range 2 West Boise Meridian, Bonner County, Idaho, LESS the following described tract:

Beginning at the Southeast corner of the NE1/4 SE1/4 of said Section 3; thence West 600 feet; thence North 210 feet; thence East 600 feet; then South 210 feet to the point of beginning.

**EXCEPTING THEREFROM**, a parcel of land located in a portion of the SE1/4 of Section 3, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

Commencing at the Southeast corner of said SE1/4; thence North 00°33'46" West along the East line of the SE1/4 a distance of 1,607.51 feet to a point, said point being the true point of beginning; thence South 90°00'00" West a distance of 530.02 feet; thence North 00°33'46" West a distance of 250.00 feet; thence North 90°00'00" East a distance of 530.02 feet to an intersection with said east line of the SE1/4 of Section 3; thence South 00°33'46" East a distance of 250.00 feet to the true point of beginning.

LESS any portion of U.S. Hwy 95 lying within the above description. Said parcel contains approx. 2.4 acres.



## 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

8.44 Acres

City of Ponderay, Bonner County, Idaho  
Section 3, Township 57 North, Range 2 West,  
B.M.

A parcel of land being the North Half of the South Half of the Northeast quarter of the Southeast Quarter, East of the main thread of Sand Creek, and a portion of a parcel of land located in the Southeast Quarter being described in Warranty Deed recorded as Instrument No. 821870, located in Section 03, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, and being more particularly described as follows:

**COMMENCING** at the East quarter corner of Section 3, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho, a point marked by a 2" aluminum cap by PLS 5578 which lies North 00°29'49" East, a distance of 2647.39 feet from the Southeast Section corner of Section 3;

Thence along the East line of Section 3, South 00°29'49" West, a distance of 1038.81 feet;

Thence leaving said East line along North 89°30'11" West, a distance of 120.04 feet to a point on the West right-of-way of U.S. 95;

Thence leaving said West right-of-way, North 88°55'32" West, a distance of 377.62 to a point, said point being the **TRUE POINT OF BEGINNING** of the herein description:

Thence North 88°55'32" West, a distance of 184.01 feet to the main thread of Sand Creek;

Thence along the main thread of Sand Creek the following five (5) courses:

1. North 43°41'42" West, a distance of 72.31 feet;
2. North 53°43'40" West, a distance of 358.79 feet;
3. North 20°05'49" West, a distance of 110.82 feet;
4. North 28°27'01" East, a distance of 193.57 feet;
5. North 34°07'48" East, a distance of 192.07 feet to a point on the north line of the South half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 3;

Thence leaving the main thread of Sand Creek and along said north line, South 89°40'36" East, a distance of 759.70 feet to a point on the West right-of-way of U.S. 95;

Thence leaving said north line and along said West right-of-way, the following (2) courses:

1. South 05°14'59" East, a distance of 90.27 feet;
2. South 01°24'50" East, a distance of 106.28 feet;

Thence leaving said West right-of-way of U.S. 95, North 88°58'00" West, a distance of 437.46 feet;

Thence South 00°31'59" West, a distance of 315.00 feet;

Thence South 09°05'05" East, a distance of 196.24 feet to the **TRUE POINT OF BEGINNING**; encompassing an area of 8.44 acres.



Return to:  
Grantee

Instrument # 821870

BONNER COUNTY, SANDPOINT, IDAHO

2-9-2012 12:39:50 No. of Pages: 2

Recorded for : ATEC

MARIE SCOTT

Fee: 13.00

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

## WARRANTY DEED

ATEC Order No.: 109455

### FOR VALUE RECEIVED

**E G Thompson Family, LLC, An Idaho Limited Liability Company**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Two Rivers Ranch, LLC, an Idaho Limited Liability Company**

whose current address is

~~414 Creekside Lane~~  
~~Sandpoint, ID 83804~~

PO Box 105 Kootenai ID 83840

the grantee(s), the following described premises, in Bonner County, Idaho, TO WIT:

### SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 2-9-12

E. G. Thompson  
EG Thompson Family, LLC  
Ernest G Thompson, Manager

State of ID } ss  
County of Bonner }

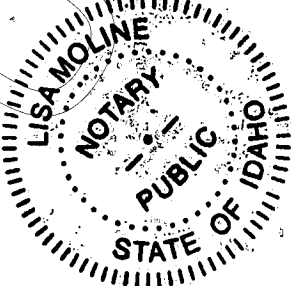
On this 9 day of Feb in the year 2012, before me, a Notary Public in and for said state, personally appeared Ernest G Thompson known or identified to me to be the Manager in the Limited Liability Company known as EG Thompson Family, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of ID

Residing at: Sandpoint

Commission Expires: 11-9-13



**EXHIBIT A**

**A parcel of land located in the Southeast Quarter of Section 3, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:**

**Commencing at a found monument marking the East Quarter Corner of said Section 3;**

**Thence along the East line of the Southeast Quarter of said Section 3, South 00° 29' 35" West a distance of 1,323.66 feet to the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 3;**

**Thence along the North line of said Southeast Quarter, North 89° 45' 08" West a distance of 119.78 feet to a found rebar and cap, being on the West right-of-way line of U.S. Highway 95, as shown on Highway Right of Way Plans, Project No. NH-IRF-5116(049), Key Number 1509, on file at the Idaho Transportation Department Offices;**

**Thence along said West right-of-way line of U.S. Highway 95, the following courses:**

**North 00° 27' 34" East a distance of 320.54 feet, being 31.161 meters (102.23 feet) left of Project Centerline Metric Station 144+43.314 of said Highway Right of Way Plans;**

**North 17° 28' 26" East a distance of 83.18 feet, being 24.434 meters (80.16 feet) left of Project Centerline Metric Station 144+67.719 of said Highway Right of Way Plans;**

**North 03° 19' 58" East a distance of 100.12 feet;**

**Thence continuing along said West right-of-way line, North 00° 28' 13" East a distance of 35.15 feet to the True Point of Beginning of said parcel being described;**

**Thence North 88° 56' 39" West a distance of 439.29 feet;**

**Thence South 00° 29' 35" West a distance of 250.00 feet;**

**Thence North 88° 56' 39" West a distance of 151.27 feet to the thread of Sand Creek;**

**Thence along said thread, North 43° 49' 04" West a distance of 72.62 feet;**

**Thence continuing along said thread, North 54° 16' 15" West a distance of 375.42 feet;**

**Thence continuing along said thread, North 14° 36' 23" West a distance of 270.72 feet to the North line of the South Half of the South Half of the North Half of the Northeast Quarter of the Southeast Quarter of said Section 3;**

**Thence along said North line, South 89° 51' 33" East a distance of 1,015.74 feet to the West right-of-way line of said U.S. Highway 95;**

**Thence along said right-of-way line, South 01° 26' 20" East a distance of 77.18 feet;**

**Thence continuing along said right-of-way line, South 00° 28' 13" West a distance of 214.85 feet to the True Point of Beginning of said parcel being described.**

**Excepting therefrom the U.S. Highway 95 right-of-way**