

Kathy Grotto

From: John Gaeddert <johngaeddert@icloud.com>
Sent: Thursday, September 9, 2021 9:12 AM
To: Kathy Grotto
Subject: L75R - road of convenience findings
Attachments: 2021-09-08_Int. Gas Access Road Exhibit.pdf

Kathy,

Galena put together the attached Exhibit to address the BCC's request that we look further into the Road of Convenience located exterior to the east property line of L75R.

As you'll see from the map, inclusive of topographic and survey data of L75R (see Exhibit A-4) and Intermountain Gas Company (IMG) instruments (see Exhibits A-32 and A-33), two portions of the existing IMG dirt road currently encroach onto L75R property.

These areas are +/-317 square feet (SF) and 1,225 SF in size, respectively, for a total area of +/-1,542 square feet (or 0.04 acres).

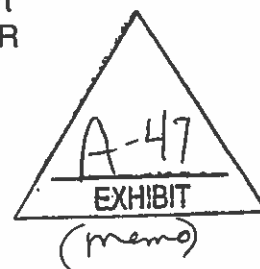
The noted IMG instruments date to 1965 and provided Grantee/IMG its successor and assigns the right of ingress and egress over and across the established roadways, to repair, maintain, enlarge, remove or replace said pipeline.

all in Township 1 North, Range 19 East, Boise Meridian.

with right of ingress and egress to Grantee, its successor and assigns and right c
and across the established roadways, to repair, maintain, enlarge, remove or repl
Subject easement further reserved to the Grantors, Charlie and Velta Browning, who owned Section 18 Government Lots 2-4 at the time of the easement signing in 1965, the use of the surface of the land contained within the easement.

Grantee may not fence said right-of-way and grantor(s) may use the surf
therein but shall not construct permanent buildings or improvements within 10' o
pipeline and the use of the surface by the grantor(s) shall be subject to the r
granted.

It may be that in addition to IMG's administrative access to the 25' easement that successors in interest to the Browning property within Section 18 of Government Lots 2-4 have retained use of of the land contained within the easement and, accordingly, have some continued legal right to use the dirt road. This we have not researched as nearly the entire road is not on L75R property.



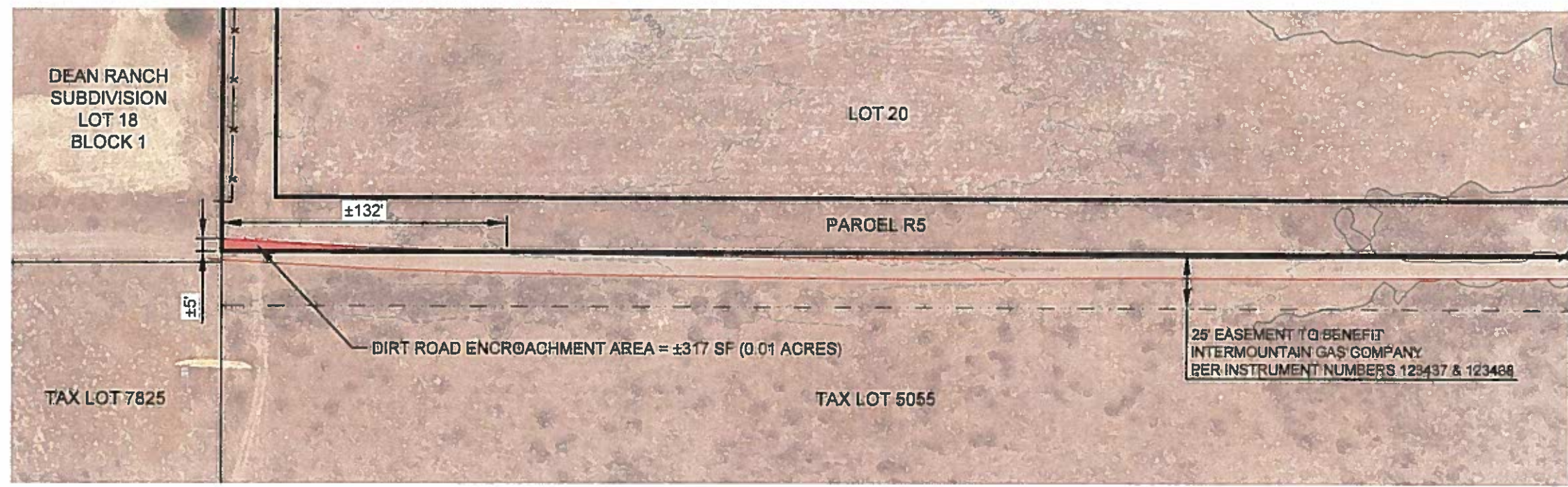
Please let us know if questions.

Thanks, John

Land Planning + Entitlements

CORPORATION FOR LAND PLANNING & ENGINEERING

John D. Gaeddert, PhD, Principal / (208) 720-5049 / johngaeddert@icloud.com

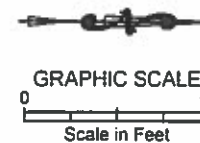


LEGEND

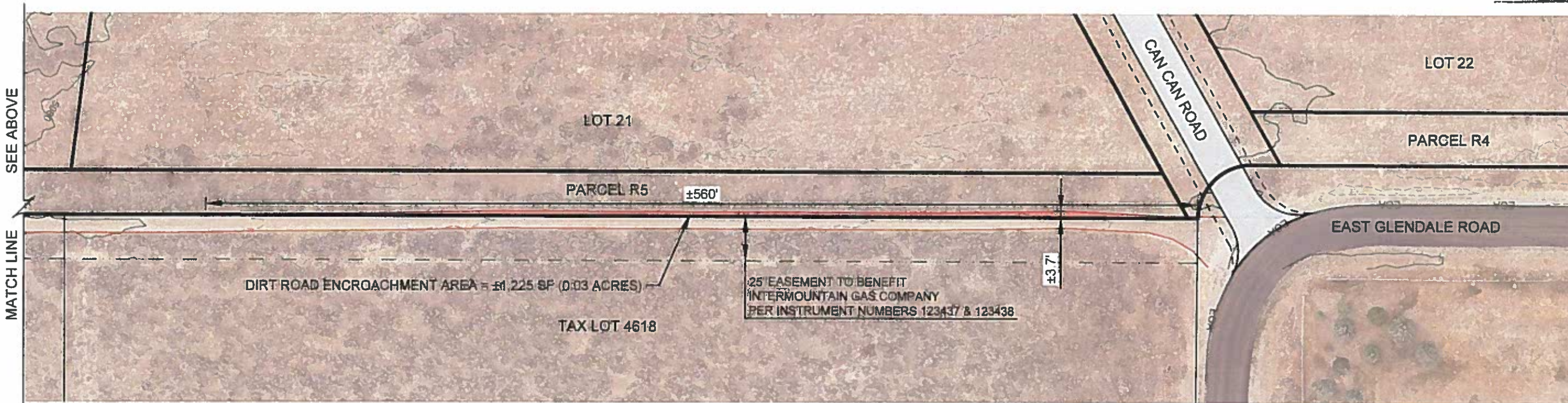
- Property Boundary
- Adjoining Property Line
- EOA
- Existing 5' Contour Interval
- Existing 1' Contour Interval
- Approximate Existing Edge of Dirt Road
- Existing Fence Line
- Existing Easement
- Proposed Gravel
- Proposed Asphalt

NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON IS PER A SURVEY CONDUCTED BY GALENA ENGINEERING DURING A FIELD SURVEY CONDUCTED ON 11/06/2020.
2. AERIAL IMAGERY AND EXISTING FENCE LINE PER AERIAL FLIGHT SURVEY BY N.S. CONSULTING RECEIVED 09/02/2020.



RECEIVED
SEP 08 2021
BLAINE COUNTY
LAND USE & BUILDING SERVICES



A-47
EXHIBIT
(Exhibit)

REVISIONS			
NO.	DATE	BY	DESCRIPTION

GALENA ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 788-1705
email: galena@galena-engineering.com

DESIGNED: _____
CHECKED: _____
DETAILED: SKS
SCALES SHOWN ARE FOR 11" x 17" PRINTS ONLY

LATERAL 75 RANCH
INTERMOUNTAIN GAS COMPANY ACCESS ROAD ENCROACHMENT
WITHIN SEC 13, T1N, R18E, BLAINE COUNTY, IDAHO
PREPARED FOR THE FLYING SQUIRREL PRODUCTIONS, LLC

EXHIB

PROJECT INFORMATION
P:\sds\proj\3458-03\dwg\Exhibits\Int Gas Access Road Exhibit.dwg 09/08/21 12:08:24 PM