

REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 2, GOLDEN TEE ESTATES – ELEVENTH ADDITION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS ____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2024, AT _____.M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT WILLIAM HABERMAN, MANAGING MEMBER, NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "REPLAT OF LOT 2, GOLDEN TEE ESTATES – ELEVENTH ADDITION", LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 2 OF THE PLAT OF GOLDEN TEE ESTATES – ELEVENTH ADDITION, FILED IN BOOK 17 OF PLATS, PAGE 34 AS INSTRUMENT NUMBER 990251, RECORDS OF BONNER COUNTY, IDAHO.

WATER SERVICE IS TO BE PROVIDED BY GEM STATE WATER, LLC.

SEWER SERVICE IS TO BE PROVIDED BY TIC UTILITIES, LLC.

THE EASEMENTS SHOWN OR NOTED HEREON ARE HEREBY DEDICATED.

WILLIAM HABERMAN, MANAGING MEMBER,
NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED WILLIAM HABERMAN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF NICD DEVELOPMENT, LLC, AND ACKNOWLEDGED TO ME THAT NICD DEVELOPMENT, LLC EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- CURRENT ZONING DISTRICT IS RECREATION (REC.).
- CURRENT LAND USE IS RESORT COMMUNITY (0–2.5 AC).
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- SEWER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
- WATER SERVICES ARE PROVIDED BY GEM STATE WATER, LLC.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
- NO WETLANDS ARE PRESENT PER THE USFWS WETLANDS MAPPER.
- NO FLOOD HAZARDS ARE PRESENT
- NORTH IDAHO CLUB DRIVE IS PRIVATELY OWNED AND MAINTAINED.
- TRACT 1 IS DEDICATED AS A PRIVATE ROAD LOT FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE, AND UTILITIES BENEFITING ALL OF THE LOTS, AND IS TO BE OWNED BY NICD DEVELOPMENT, LLC AND TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION AT A LATER DATE, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 10 IS DEDICATED AS AN OPEN SPACE LOT FOR THE BENEFIT OF ALL OF THE LOT OWNERS, AND IS TO BE OWNED BY NICD DEVELOPMENT, LLC AND TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION AT A LATER DATE, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOTS 12, 13, & 23 ARE SUBJECT TO A STORM DRAINAGE EASEMENT AS SHOWN.
- LOT 1 IS SUBJECT TO A UTILITIES EASEMENT AS SHOWN PER REFERENCE 1.
- LOTS 8 & 9 ARE SUBJECT TO AN EASEMENT FOR VERIZON AS SHOWN, PER REFERENCE 1.
- LOT 8 IS SUBJECT TO A UTILITIES EASEMENT AS SHOWN IN DETAIL "A".
- ALL LOTS ARE SUBJECT TO A 10' WIDE UTILITIES, DRAINAGE, AND CUT FILL SLOPE EASEMENT ADJACENT TO THE PRIVATE DRIVE.
- AN ENCROACHMENT EASEMENT, AFFECTING LOTS 9 & 10, IS DEDICATED TO THE OWNER OF LOT 1, OF "HIDDEN LAKES" (BK.4 OF PLATS, PG.64), FOR THE CONTINUED USE AND MAINTENANCE OF THE CURRENT IMPROVEMENTS WHICH ENCROACH UPON THE BOUNDARIES OF THIS PLAT, BUT RESTRICTING SAID OWNER FROM CONSTRUCTING ANY NEW IMPROVEMENTS WITHIN SAID EASEMENT.
- LOTS 8, 9, 10, AND 11 ARE SUBJECT TO A 30' WIDE PRESSURE SEWER MAIN EASEMENT, RECORDED AS INSTRUMENT NO. 405070.

SUBDIVISION GUARANTEE ITEMS

- THE FOLLOWING ITEMS ARE FROM EXHIBIT "B" – EXCEPTIONS, WITHIN THE SUBDIVISION GUARANTEE PROVIDED BY NORTH IDAHO TITLE INSURANCE INC., POLICY ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY. DATED DECEMBER 31, 2023, ORDER NO.: N–65526, GUARANTEE NO.: G–2222–000090258.
- ASSESSMENTS FOR THE IDAHO CLUB HOMEOWNERS ASSOCIATION, IF ANY.
 - ASSESSMENTS FOR THE HIDDEN LAKES PROPERTY OWNERS ASSOCIATION, IF ANY.
 - ASSESSMENTS FOR THE RESIDENT LAKE CLUB HOMEOWNERS ASSOCIATION, IF ANY.
 - ASSESSMENTS FOR TIC UTILITIES, IF ANY.
 - ASSESSMENTS FOR THE V.P. INC. UTILITY, IF ANY.
 - STATE HIGHWAY RIGHT OF WAY DEED, INST. NO. 91635. (DOESN'T AFFECT PARCEL)
 - TRANSMISSION LINE RIGHT OF WAY EASEMENT INST. NO. 37005.
 - HIGHWAY RIGHT OF WAY DEED INST. NO. 43174. (DOESN'T AFFECT PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 45785. (BLANKET EASEMENT OVER PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 47565. (BLANKET EASEMENT OVER PARCEL)
 - STATE HIGHWAY RIGHT OF WAY DEED, INST. NO. 47678. (DOESN'T AFFECT PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 224287 (BLANKET EASEMENT OVER PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 280709 (TO RELOCATE POLE NO. BB176)
 - COMMUNICATION LINE EASEMENT INST. NO. 308814 (DOESN'T AFFECT PARCEL)
 - COMMUNICATION LINE EASEMENT INST. NO. 321029 (PARALLEL TO COUNTY ROAD)
 - SEWAGE TREATMENT LAGOON EASEMENT INST. NO. 405071, AMENDING INST. NO. 355874. (DOESN'T AFFECT PARCEL)
 - PRESSURE SEWER MAIN EASEMENT INST. NO. 405070, AMENDING INST. NO. 355854. (PLOTTED HEREON).
 - SEWAGE IRRIGATION TREATMENT EASEMENT INST. NO. 405072.(DOESN'T AFFECT PARCEL)
 - NATURAL GAS PIPELINE EASEMENT INST. NO. 573501.
 - DISTRIBUTION LINE EASEMENT INST. NO. 577924. (BLANKET EASEMENT OVER PARCEL)
 - THE PROTECTIVE COVENANTS FOR HIDDEN LAKES PUD, INST. NO. 567929, AND MODIFIED BY INST. NOS. 570644, 573265, 589235, AND 706466. (TO THE EXTENT THEY AFFECT THE PARCEL.)
 - LETTER OF AGREEMENT AND UNDERSTANDING BETWEEN AVISTA UTILITIES AND HIDDEN LAKES PROPERTIES. INST. NO. 700161.
 - LETTER DESCRIBING NORTHERN LIGHTS, INC. POSITION RELATIVE TO EASEMENTS. INST. NO. 700159.
 - THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE IDAHO CLUB, INST. NO. 714739, AND MODIFIED BY INST. NOS. 736375, 739204, 808450, 937327, 991763, 991764, 991825, 992218, 1001271, 1002208, AND 1014288.
- (NOT IN THE GUARANTEE) THE LETTER OF AGREEEMENT AND UNDERSTANDING BETWEEN VERIZON, INC. AND HIDDEN LAKES PROPERTIES, INST NO. 700160.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS AND THE PLAT OF GOLDEN TEE ESTATES – 11TH ADDITION, BEING ROTATED TO THE STATED BASIS OF BEARINGS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

RUSSELL E. BADGLEY



PLS 12458

| | | |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| SECTION 36, TWP 58N, RNG 1W, B.M.  | SHEET TITLE: REPLAT OF LOT 2, GOLDEN TEE ESTATES - 11TH ADDITION | DATE: 5-2-24 SCALE: NONE |
| |  James A. Sewell and Associates, LLC ENGINEERS – SURVEYORS – PLANNERS SANDPOINT, ID, 83864, (208)263-4160 | DRAWN: REB CHECKED: SC PROJ. NO.: 14127-23-001 CAD FILE NO.: S-REPLAT LOT2 QTR 11TH |

REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NAD83 (2011). DISTANCES ARE
CONVERTED FROM GRID TO GROUND USING
A SCALE FACTOR OF 1.00013737986.



SCALE - 1"=80'



REFERENCES

1. PLAT OF GOLDEN TEE ESTATES - ELEVENTH ADDITION, BK. 17, PG. 34, INST. NO. 990251
2. PLAT OF GOLDEN TEE ESTATES - 8TH ADDITION, BK. 9, PG. 7, INST. NO. 736074.
3. A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, BK. 9, PG. 5, INST. NO. 736072
4. PLAT OF HIDDEN LAKES, BK. 4, PG. 64, INST. NO. 344989.

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | S89°01'43"E | 5.00 |
| L2 | N87°34'03"W | 47.31 |
| L3 | N88°55'23"E | 55.25 |
| L4 | N85°54'06"E | 25.00 |
| L5 | N4°05'54"W | 30.00 |
| L6 | N85°54'06"E | 25.00 |
| L7 | S4°05'54"E | 50.14 |
| L8 | S62°17'38"E | 4.50 |
| L9 | S85°54'06"W | 30.00 |
| L10 | N4°05'54"W | 39.57 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L11 | S85°54'06"W | 93.14 |
| L12 | N44°09'28"W | 19.93 |
| L13 | N44°09'28"W | 21.89 |
| L14 | S12°25'12"W | 42.66 |
| L15 | S82°33'41"E | 30.08 |
| L16 | N82°46'25"W | 30.07 |
| L17 | N8°33'17"E | 121.94 |
| L18 | N85°54'06"E | 89.67 |
| L19 | N82°46'25"W | 5.00 |

| CURVE TABLE | | | | |
|-------------|--------|--------|------------|--------------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD |
| C1 | 58.77 | 150.00 | 22°26'59" | S85°57'05"W 58.40 |
| C2 | 174.63 | 89.58 | 111°41'42" | N41°19'44"E 148.26 |
| C3 | 121.53 | 206.62 | 33°41'59" | S2°19'53"W 119.78 |
| C4 | 98.03 | 166.62 | 33°42'38" | S2°20'12"W 96.62 |
| C5 | 252.61 | 129.58 | 111°41'42" | N41°19'44"E 214.47 |
| C6 | 78.16 | 110.00 | 40°42'49" | S76°49'11"W 76.53 |
| C7 | 96.98 | 70.00 | 79°22'46" | S83°50'51"E 89.41 |
| C8 | 60.61 | 80.00 | 43°24'35" | N65°51'46"W 59.17 |
| C9 | 34.10 | 230.00 | 8°29'42" | S83°19'12"E 34.07 |
| C10 | 161.68 | 210.00 | 44°06'40" | S57°01'01"E 157.71 |
| C11 | 200.40 | 540.00 | 21°15'47" | N25°38'34"E 199.25 |
| C12 | 104.14 | 425.00 | 14°02'24" | N7°59'28"E 103.88 |
| C13 | 141.64 | 379.61 | 21°22'43" | S25°31'13"W 140.82 |

| CURVE TABLE | | | | |
|-------------|--------|--------|------------|-------------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD |
| C14 | 39.87 | 20.00 | 114°13'09" | N35°19'22"E 33.59 |
| C15 | 422.52 | 565.00 | 42°50'48" | S0°21'48"E 412.74 |
| C16 | 191.01 | 435.00 | 25°09'29" | N8°28'51"E 189.47 |
| C17 | 31.42 | 20.00 | 90°00'00" | N49°05'54"W 28.28 |
| C18 | 31.42 | 20.00 | 90°00'00" | N40°54'06"E 28.28 |
| C19 | 204.18 | 465.00 | 25°09'29" | N8°28'51"E 202.54 |
| C20 | 431.46 | 535.00 | 46°12'27" | S2°02'38"E 419.87 |
| C21 | 33.03 | 185.00 | 10°13'48" | S30°41'47"E 32.99 |
| C22 | 27.09 | 120.00 | 12°55'56" | N50°37'26"W 27.03 |
| C23 | 41.56 | 30.00 | 79°22'46" | S83°50'51"E 38.32 |
| C24 | 47.81 | 150.00 | 18°15'50" | S65°35'41"W 47.61 |
| C25 | 40.08 | 430.00 | 5°20'24" | N7°11'00"E 40.06 |
| C26 | 39.97 | 430.00 | 5°19'31" | N7°11'26"E 39.95 |

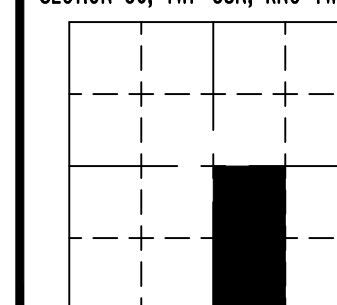
LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 17407
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
- Δ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN
- W.C. WITNESS CORNER ON LINE STATED DISTANCE

RECORDER'S
CERTIFICATE



SECTION 36, TWP 58N, RNG 1W, B.M.



SHEET TITLE:

REPLAT OF LOT 2,
GOLDEN TEE ESTATES - 11TH ADDITION

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 5-2-24
SCALE: 1"=80'
DRAWN: REB
CHECKED: SC
PROJ. NO.: 14127-23-001
CAD FILE NO.: S-REPLAT LOT2 QTE 11TH
SHT. 2 OF 2