

JIM BROWN WAY 1ST ADDITION

A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND" SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "JIM BROWN WAY 1ST 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 _____, 2026.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2026.

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.

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT WILLIAM HABERMAN, MANAGING MEMBER, VALIANT IDAHO, 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 "JIM BROWN WAY 1ST ADDITION", LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", FILED IN BOOK 9 OF PLATS, PAGE 5, RECORDS OF BONNER COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36, FROM WHICH THE NORTH 1/16 CORNER OF THE EAST LINE OF SAID SECTION 36 BEARS N0°30'13"E, 1322.25 FEET; THENCE N70°29'11"W, 293.11 FEET TO AN ANGLE POINT IN THE EAST BOUNDARY OF SAID BLOCK 16A AND THE POINT OF BEGINNING; THENCE N29°51'20"W, 37.53 FEET; THENCE N17°50'04"W, 78.87 FEET; THENCE N20°01'30"E, 136.27 FEET; THENCE N39°03'04"E, 41.56 FEET; THENCE N0°31'58"W, 38.26 FEET; THENCE S77°16'09"E, 148.42 FEET TO SAID EAST BOUNDARY; THENCE S32°31'47"W ALONG SAID EAST BOUNDARY, 324.38 FEET TO THE POINT OF BEGINNING;

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

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

THE EASEMENTS SHOWN OR NOTED HEREON ARE HEREBY DEDICATED.

WILLIAM HABERMAN, MANAGING MEMBER,
VALIANT IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY

1.

COUNTY COMMISSIONERS CERTIFICATE

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

DATED THIS ___ DAY OF _____, 2026.

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 _____, 2026.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2026, 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

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

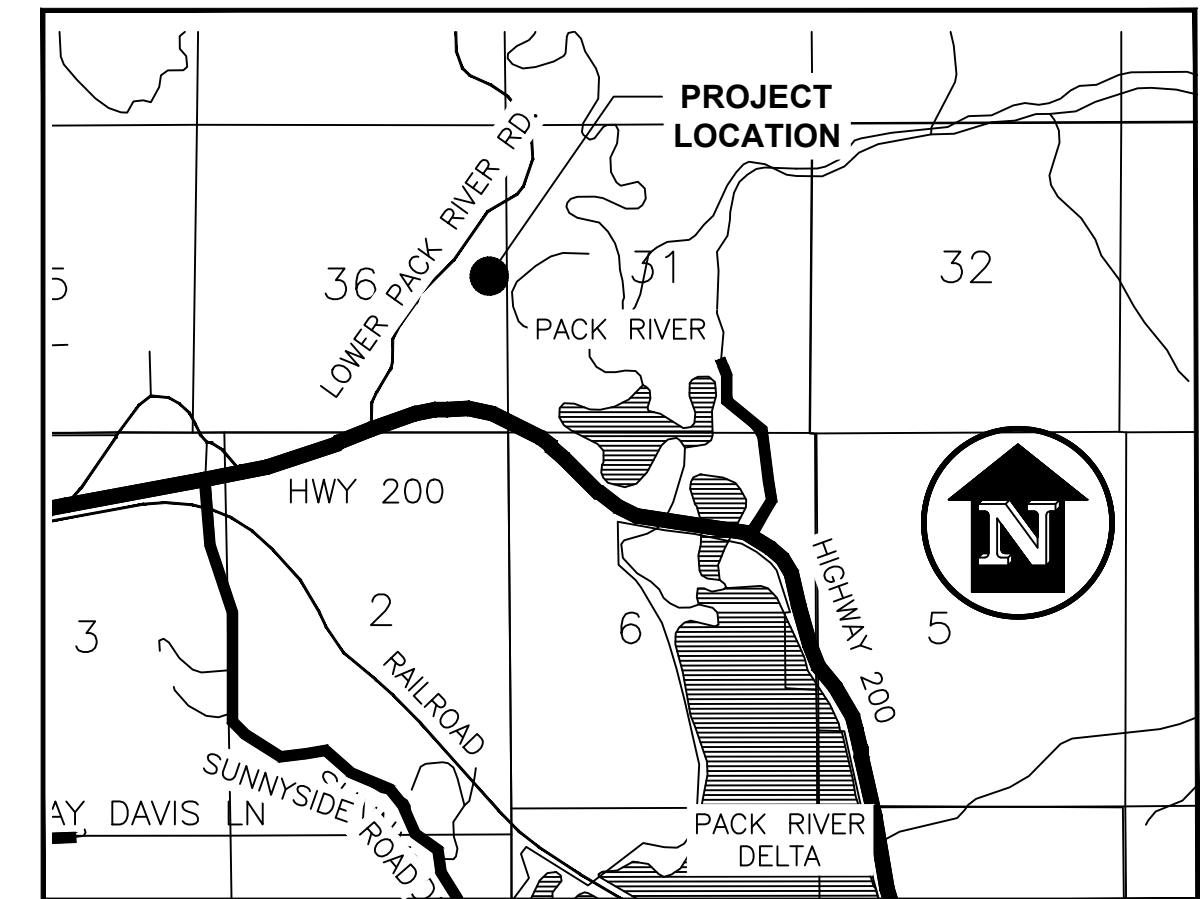
ON THIS ___ DAY OF _____, IN THE YEAR OF 20___, BEFORE ME PERSONALLY APPEARED WILLIAM HABERMAN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF VALIANT IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE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

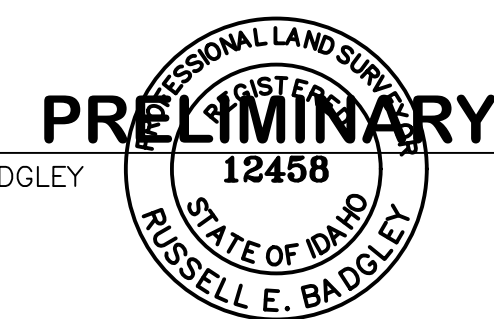


VICINITY MAP

NOT TO SCALE

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: JIM BROWN WAY 1ST ADDITION	DATE: 6/09/26
		SCALE: NONE
		DRAWN: REB
		CHECKED: REB
		PROJ. NO.: 22043-25-003
		CAD FILE NO.: S-VALIANT-JIM BROWN 1ST
		SHT. 1 OF 4

JIM BROWN WAY 1ST ADDITION

A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND" SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

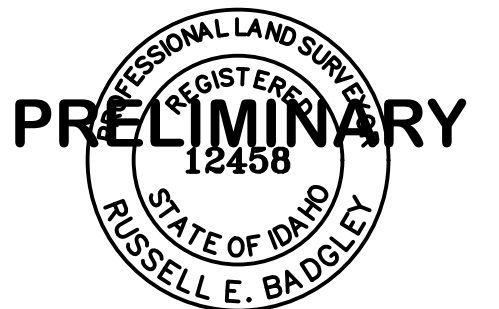
SUBJECT TO THE FOLLOWING

7. RIGHT OF THE UNITED STATES OF AMERICA, THE STATE OF IDAHO, AND THE GENERAL PUBLIC IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF PACK RIVER AND DRY CREEK.
8. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS, OR HAS ACCRETED TO SUCH PORTION SO CREATED. (A)SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF PACK RIVER AND DRY CREEK, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.
9. RIGHT IN THE GENERAL PUBLIC TO THE UNRESTRICTED USE OF ALL THE WATERS OF A NAVIGABLE BODY OF WATER NOT ONLY FOR THE PRIMARY PURPOSE OF NAVIGATION, BUT ALSO FOR COROLLARY PURPOSES; INCLUDING BUT NOT LIMITED TO FISHING, BOATING, BATHING, SWIMMING, WATER SKIING AND OTHER RELATED RECREATIONAL PURPOSES, AS THOSE WATERS MAY AFFECT THE SHORELAND OR ADJOINING UPLANDS AND WHETHER THE LEVEL OF THE WATER HAS BEEN RAISED NATURALLY OR ARTIFICIALLY TO A MAINTAINED OR FLUCTUATING LEVEL, ALL AS FURTHER DEFINED BY THE DECISIONAL LAW OF THIS STATE. (AFFECTS ALL OF THE PREMISES SUBJECT TO SUCH SUBMERGENCE)
10. ANY CLAIMS ARISING OUT OF THE DIFFERENCE BETWEEN THE MEAN HIGH WATER LINE AND THE MEANDER LINE OF PACK RIVER AND DRY CREEK.
16. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY DECLARATION OF TAKING RECORDED AUGUST 9, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 59, INSTRUMENT #42975
21. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONVEYED TO THE UNITED STATES OF AMERICA, BY WARRANTY EASEMENT RECORDED JANUARY 8, 1953, AS INSTRUMENT NO. 44566 OR IN BOOK 19 OF MISCELLANEOUS, PAGE 522.
22. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONVEYED TO THE UNITED STATES OF AMERICA, BY WARRANTY EASEMENT RECORDED MARCH 20, 1953, AS INSTRUMENT NO. 45320 OR IN BOOK 19 OF MISCELLANEOUS, PAGE 611.
35. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JANUARY 15, 1991, AS (INSTRUMENT) 385437. PURPOSE: WATER WELL EASEMENT
38. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED AUGUST 7, 2000, AS INSTRUMENT 567929. SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE MODIFIED IN PART BY INSTRUMENTS: #570644, #573265, #589235, #706466.
39. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE BY-LAWS AND/OR ARTICLES OF INCORPORATION OF HIDDEN LAKES PROPERTY OWNERS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, IN DOCUMENT RECORDED AUGUST 7, 2000, AS INST. #567930.

SUBJECT TO THE FOLLOWING

40. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO AVISTA UTILITIES, IN DEED RECORDED OCTOBER 11, 2000, AS INST. #571247, OFFICIAL RECORDS AND RE-RECORDED NOVEMBER 30, 2000, AS INST. #573501.
41. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED FEBRUARY 28, 2001, AS INST. #577924.
43. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JULY 8, 2004, AS INST. #654133.
44. TERMS AND CONDITIONS OF NORTHERN LIGHTS NOTICE, RECORDED MARCH 20, 2006, AS INST. #700159.
46. AN AGREEMENT BY AND BETWEEN AVISTA UTILITIES AND HIDDEN LAKE PROPERTIES, SETTING FORTH TERMS, RECORDED MARCH 20, 2006, AS INST. #700161.
47. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF GOLDEN TEE ESTATES FIRST ADDITION, ON FILE AND OF RECORD IN BOOK 8 PLATS, PAGE 77.
48. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED OCTOBER 26, 2006, AS INST. #714739. SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE MODIFIED IN PART BY INSTRUMENTS: #736375, #739204, #808450, #843973, #937327, #991763, #991764, #991825, #992218, #1001271, #1002208, #1014288.
49. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED APRIL 13, 2007, AS INST. #726733.
52. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATE AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, ON FILE AND OF RECORD IN BOOK 9 OF PLATS, PAGE 5.
53. TERMS AND CONDITIONS OF ACCESS LICENSE GRANTED TO NORTHLAND CABLE PROPERTIES, INC., RECORDED OCTOBER 22, 2007, AS INST. #739552.
57. MORTGAGE TO SECURE AN INDEBTEDNESS AND ANY OTHER OBLIGATIONS SECURED THEREBY IN THE AMOUNT OF \$3,000,000.00, DATED JUNE 16, 2023, RECORDED JUNE 16, 2023, AS INST. #1021498. MORTGAGOR: VALIANT IDAHO, LLC, AN IDAHO LIMITED LIABILITY COMPANY MORTGAGEE: CHARLES E. HULBERT; DAVID W. SCOTT; CHRISTOPHER A. FLANIGAN AND JACKIE R.A. FLANIGAN; MEHRA PINTO ASSOCIATES; RICHARD A. RAINS AND LAURA L. RAINS; LAM RIVER, LLC, AS THEIR INTERESTS MAY APPEAR.

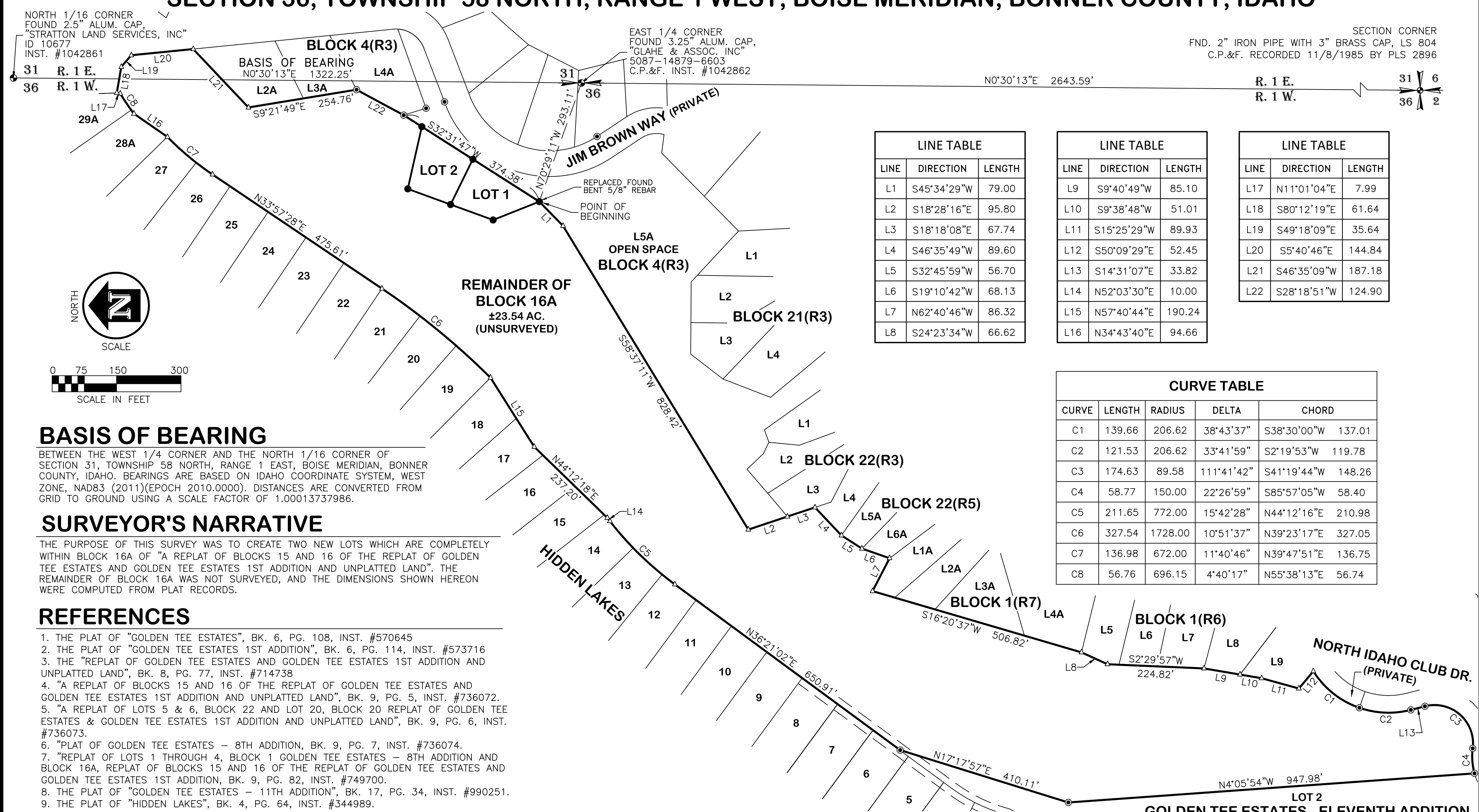
RECORDER'S
CERTIFICATE



SECTION 36, TWP 58N, RNG 1W, B.M.	SHEET TITLE: JIM BROWN WAY 1ST ADDITION	DATE: 6/09/26
		SCALE: NONE
		DRAWN: REB
		CHECKED: REB
		PROJ. NO.: 22043-25-003
		CAD FILE NO.: S-VALIANT-JIM BROWN 1ST
		SHT. 2 OF 4

JIM BROWN WAY 1ST ADDITION

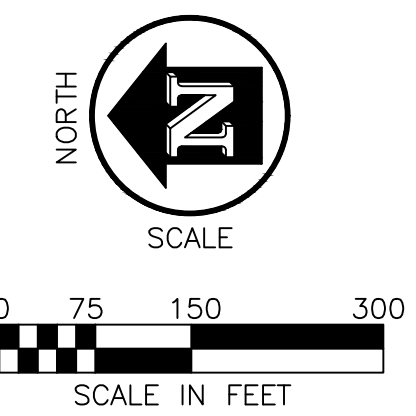
A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
 SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



NORTH 1/16 CORNER
 FOUND 2.5" ALUM. CAP,
 "STRATTON LAND SERVICES, INC"
 ID 10677
 INST. #1042861

EAST 1/4 CORNER
 FOUND 3.25" ALUM. CAP,
 "GLAHE & ASSOC. INC"
 5087-14879-6603
 C.P.&F. INST. #1042862

SECTION CORNER
 FND. 2" IRON PIPE WITH 3" BRASS CAP, LS 804
 C.P.&F. RECORDED 11/8/1985 BY PLS 2896



BASIS OF BEARING

BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/16 CORNER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO NEW LOTS WHICH ARE COMPLETELY WITHIN BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND". THE REMAINDER OF BLOCK 16A WAS NOT SURVEYED, AND THE DIMENSIONS SHOWN HEREON WERE COMPUTED FROM PLAT RECORDS.

REFERENCES

1. THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. #570645
2. THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. #573716
3. THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 8, PG. 77, INST. #714738
4. "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. #736072.
5. "A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20 REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 9, PG. 6, INST. #736073.
6. "PLAT OF GOLDEN TEE ESTATES - 8TH ADDITION, BK. 9, PG. 7, INST. #736074.
7. "REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 GOLDEN TEE ESTATES - 8TH ADDITION AND BLOCK 16A, REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION, BK. 9, PG. 82, INST. #749700.
8. THE PLAT OF "GOLDEN TEE ESTATES - 11TH ADDITION", BK. 17, PG. 34, INST. #990251.
9. THE PLAT OF "HIDDEN LAKES", BK. 4, PG. 64, INST. #344989.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR, PLS 3628
- ⊙ FOUND 2.5" ALUMINUM CAP BY PLS 10677
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
 CERTIFICATE



LINE	DIRECTION	LENGTH
L1	S45°34'29"W	79.00
L2	S18°28'16"E	95.80
L3	S18°18'08"E	67.74
L4	S46°35'49"W	89.60
L5	S32°45'59"W	56.70
L6	S19°10'42"W	68.13
L7	N62°40'46"W	86.32
L8	S24°23'34"W	66.62

LINE	DIRECTION	LENGTH
L9	S9°40'49"W	85.10
L10	S9°38'48"W	51.01
L11	S15°25'29"W	89.93
L12	S50°09'29"E	52.45
L13	S14°31'07"E	33.82
L14	N52°03'30"E	10.00
L15	N57°40'44"E	190.24
L16	N34°43'40"E	94.66

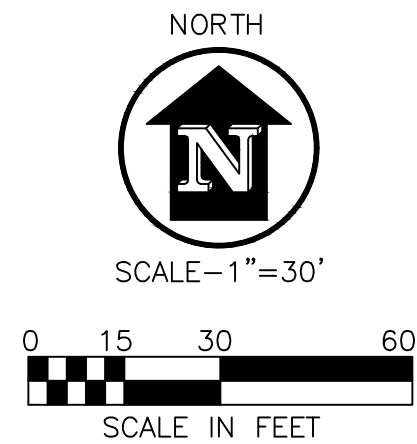
LINE	DIRECTION	LENGTH
L17	N11°01'04"E	7.99
L18	S80°12'19"E	61.64
L19	S49°18'09"E	35.64
L20	S5°40'46"E	144.84
L21	S46°35'09"W	187.18
L22	S28°18'51"W	124.90

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	139.66	206.62	38°43'37"	S38°30'00"W 137.01
C2	121.53	206.62	33°41'59"	S2°19'53"W 119.78
C3	174.63	89.58	111°41'42"	S41°19'44"W 148.26
C4	58.77	150.00	22°26'59"	S85°57'05"W 58.40
C5	211.65	772.00	15°42'28"	N44°12'16"E 210.98
C6	327.54	1728.00	10°51'37"	N39°23'17"E 327.05
C7	136.98	672.00	11°40'46"	N39°47'51"E 136.75
C8	56.76	696.15	4°40'17"	N55°38'13"E 56.74

SECTION 36, TWP 58N, RNG 1W, B.M.	SHEET TITLE: JIM BROWN WAY 1ST ADDITION	DATE: 6/09/26
		SCALE: 1"=150'
		DRAWN: REB
		CHECKED: REB
	James A. Sewell and Associates, LLC	PROJ. NO.: 22043-25-003
	ENGINEERS - SURVEYORS - PLANNERS	CAD FILE NO. S-VALUANT-JIM BROWN 1ST
	SANDPOINT, ID, 83864, (208)263-4160	SHT. 4 OF 4

JIM BROWN WAY 1ST ADDITION

A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



REMAINDER OF BLOCK 16A
"A REPLAT OF BLOCKS 15 &
16 OF THE REPLAT OF
GOLDEN TEE ESTATES &
GOLDEN TEE ESTATES 1ST
ADDITION AND UNPLATTED
LAND"

APPROXIMATE BOUNDARY OF
FEMA FLOOD ZONE X(SHADED)

FLOOD ZONE X(UNSHADED)
FLOOD ZONE X(SHADED)
AREAS 0.2% ANNUAL CHANCE FLOOD

POINT OF
BEGINNING

REPLACED FOUND
BENT 5/8" REBAR

LOT 5A
BLOCK 4
(OPEN SPACE)R3

LOT 1
±0.35 AC.

LOT 2
±0.36 AC.

LOT 5A
(BLOCK 4)R3
(OPEN SPACE)

LOT 4A
(BLOCK 4)R3

LOT 17

(BLOCK 2)R3

LOT 18

LOT 16

NORTH 1/16 CORNER
FOUND 2.5" ALUM. CAP.
"STRATTON LAND SERVICES, INC."
ID 10677
INST. #1042861

EAST 1/4 CORNER
FOUND 3.25" ALUM. CAP.
"GLAHE & ASSOC. INC."
5087-14879-6803
C.P.&F. INST. #1042862

BASIS OF BEARING

BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/16 CORNER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO NEW LOTS WHICH ARE COMPLETELY WITHIN BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND". THE REMAINDER OF BLOCK 16A WAS NOT SURVEYED, AND THE BOUNDARY IS SHOWN AS COMPUTED PER THE REFERENCES.

NOTES

1. ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2. CURRENT ZONING DISTRICT IS RECREATION (REC.).
3. CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
4. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5. SEWER SERVICES ARE PROVIDED BY GEM STATE WATER, LLC.
6. WATER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
7. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
8. PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
9. NO WETLANDS ARE PRESENT WITHIN THE PLAT BOUNDARY.
10. THE PROJECT IS IN FLOOD ZONE X(SHADED) AND ZONE X(UNSHADED) PER FEMA MAP PANEL 16017C0735E.
11. JIM BROWN WAY IS PRIVATELY OWNED AND MAINTAINED.
12. A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 IS DEDICATED AS SHOWN HEREON.
13. A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 2 IS DEDICATED AS SHOWN HEREON.

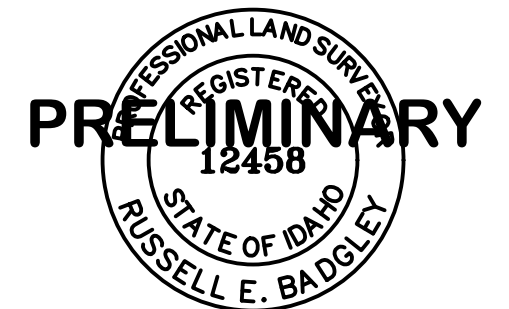
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3. THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 8, PG. 77, INST. #714738
4. "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 9, PG. 5, INST. #736072.
5. "A REPLAT OF LOTS 5 & 6, BLOCK 22 AND LOT 20, BLOCK 20 REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 9, PG. 6, INST. #736073.
6. "PLAT OF GOLDEN TEE ESTATES - 8TH ADDITION, BK. 9, PG. 7, INST. #736074.
7. "REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 GOLDEN TEE ESTATES - 8TH ADDITION AND BLOCK 16A, REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION, BK. 9, PG. 82, INST. #749700.
8. THE PLAT OF "GOLDEN TEE ESTATES - 11TH ADDITION", BK. 17, PG. 34, INST. #990251.
9. THE PLAT OF "HIDDEN LAKES", BK. 4, PG. 64, INST. #344989.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 5/8" REBAR, PLS 3628
- ⊕ FOUND 2.5" ALUMINUM CAP BY PLS 10677
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE



SECTION 36, TWP 58N, RNG 1W, B.M.	SHEET TITLE: JIM BROWN WAY 1ST ADDITION	DATE: 6/09/26
		SCALE: 1"=30'
		DRAWN: REB
PROJECT NO.: 22043-25-003 CAD FILE NO.: S-PLANT-JIM BROWN 1ST SHT. 4 OF 4		CHECKED: REB