

# MCKINNON RANCH

## REPLAT OF A PORTION OF BLOCK 5A "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND" SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MCKINNON RANCH" 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 "MCKINNON RANCH", LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING A PORTION OF BLOCK 5A OF THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", FILED IN BOOK 8 OF PLATS, PAGE 77, RECORDS OF BONNER COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

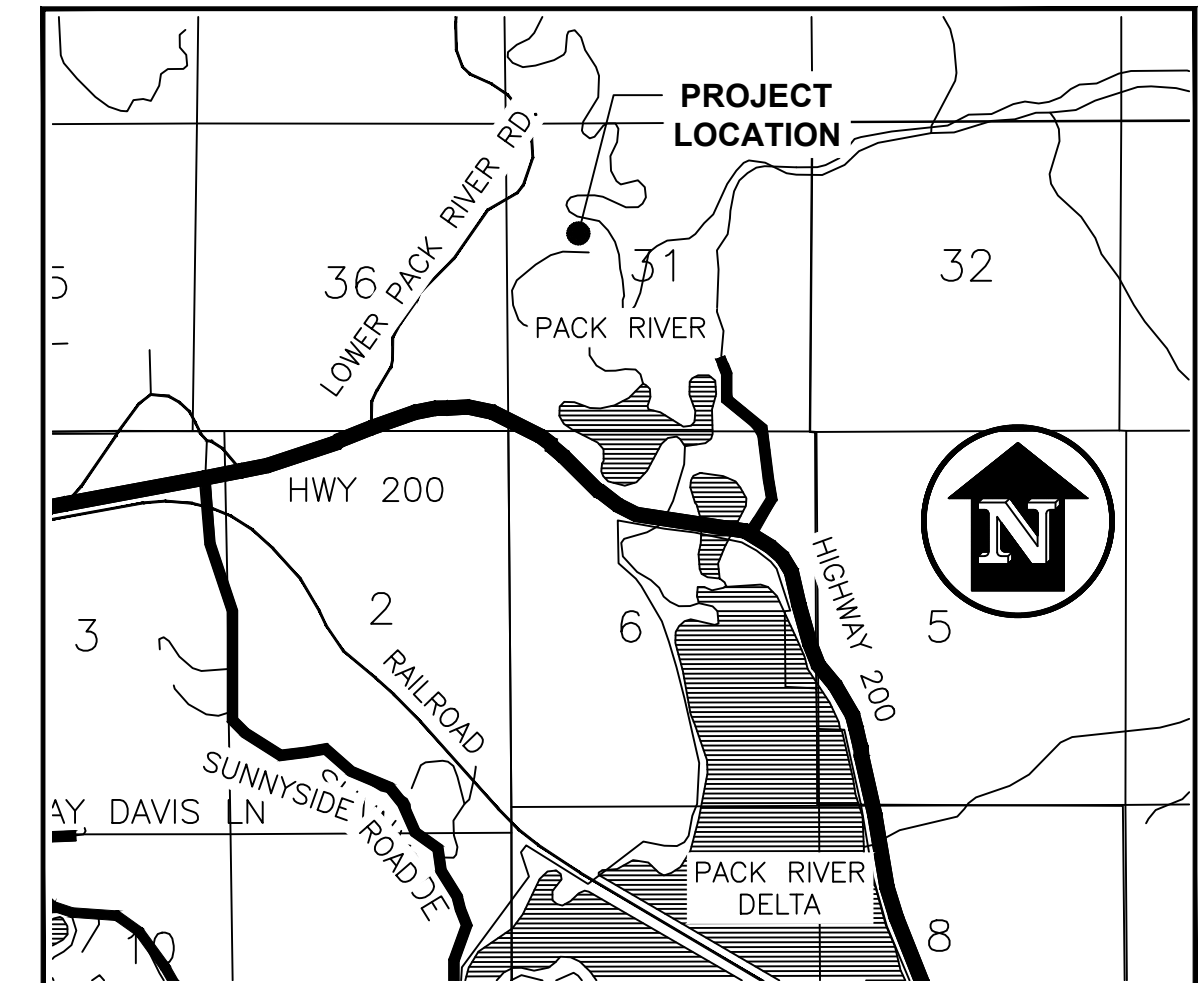
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 31, FROM WHICH THE NORTH 1/16 CORNER OF THE WEST LINE OF SAID SECTION 31 BEARS N0°30'13"E, 1322.25 FEET; THENCE N63°46'42"E, 1117.61 FEET TO THE POINT OF BEGINNING; THENCE N14°34'15"E, 244.45 FEET; THENCE N39°22'59"E, 45.93 FEET; THENCE S48°09'08"E, 255.91 FEET; THENCE S5°38'21"W, 48.67 FEET; THENCE S88°11'42"W, 51.79 FEET; THENCE S24°54'08"W, 42.16 FEET; THENCE S89°22'46"W, 53.03 FEET; THENCE S69°21'19"W, 76.65 FEET; THENCE S32°13'04"W, 44.21 FEET; THENCE N48°28'22"W, 78.34 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



VICINITY MAP

NOT TO SCALE

### 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.

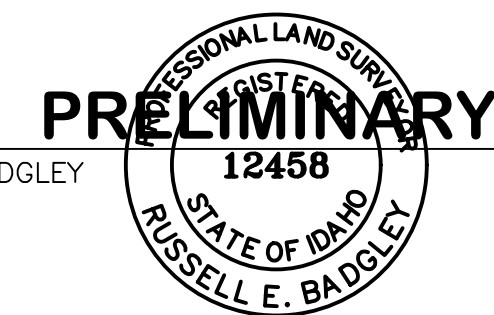
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### 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 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, 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 31, TWP 58N, RNG 1E, B.M.	SHEET TITLE: <b>MCKINNON RANCH</b>	DATE: 6/09/26
	<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	SCALE: NONE
		DRAWN: REB
		CHECKED: REB
		PROJ. NO.: 22043-25-002
		CAD FILE NO.: S-VALIANT-MCKINNON RANCH
		SHT. 1 OF 4

# MCKINNON RANCH

## REPLAT OF A PORTION OF BLOCK 5A "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND" SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

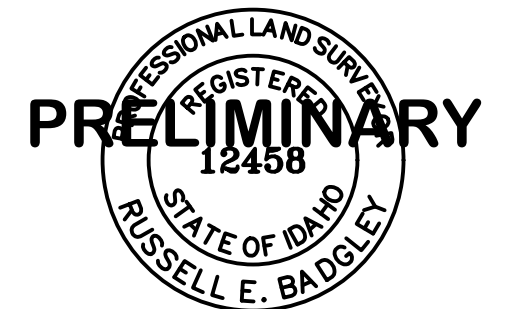
### SUBJECT TO THE FOLLOWING

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.

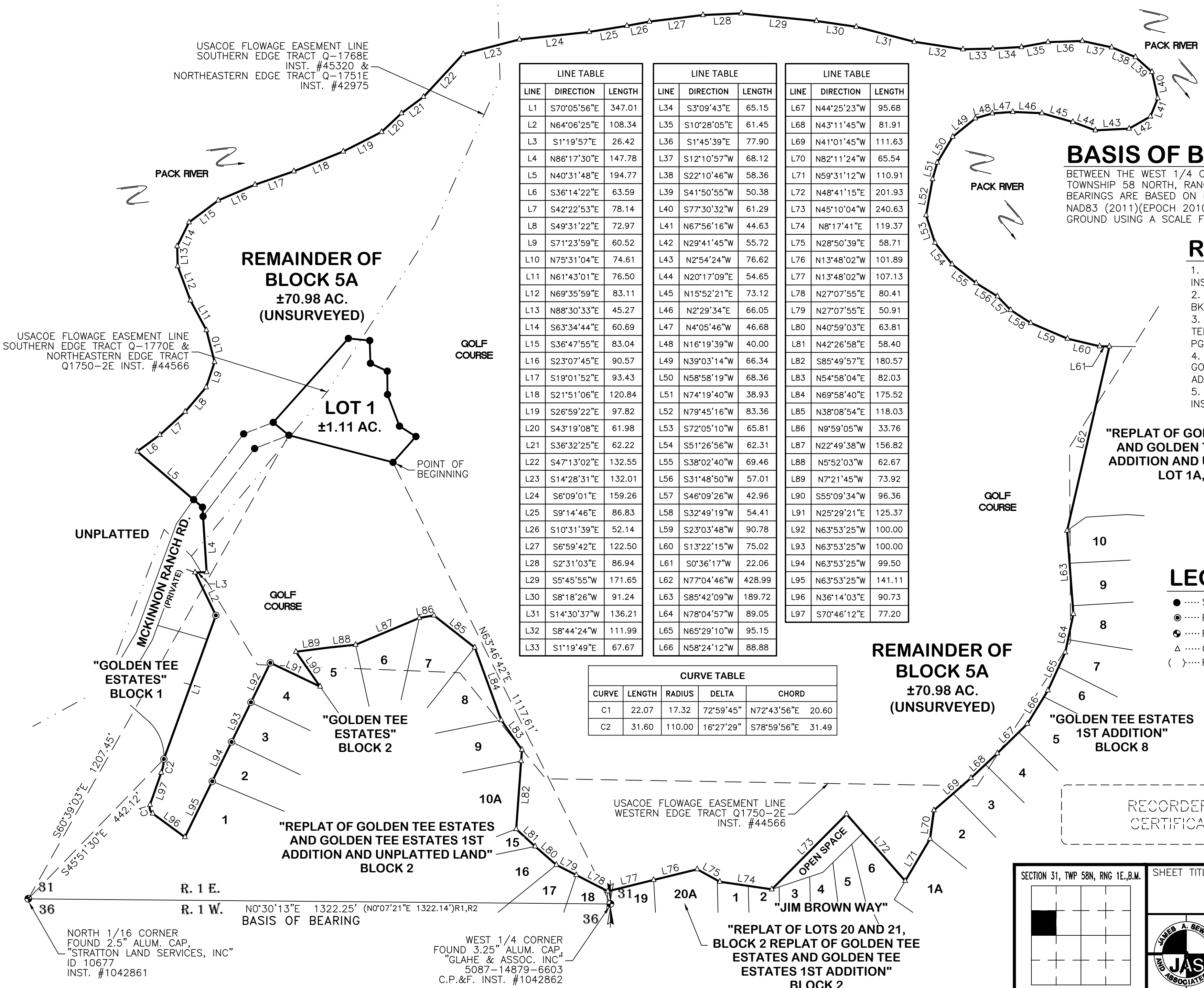
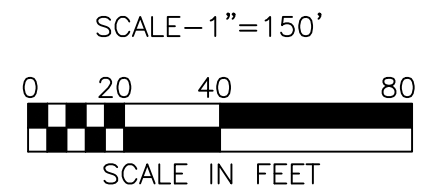
RECORDER'S  
CERTIFICATE



SECTION 31, TWP 58N, RNG 1E, B.M.	SHEET TITLE: <b>MCKINNON RANCH</b>	DATE: 6/09/26
		SCALE: NONE
		DRAWN: REB
		CHECKED: REB
		PROJ. NO.: 22043-25-002
		CAD FILE NO.: S-VALIANT-MCKINNON RANCH
		SHT. 2 OF 4

# MCKINNON RANCH

REPLAT OF A PORTION OF BLOCK 5A "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"  
SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LINE	DIRECTION	LENGTH
L1	S70°05'56"E	347.01
L2	N64°06'25"E	108.34
L3	S1°19'57"E	26.42
L4	N86°17'30"E	147.78
L5	N40°31'48"E	194.77
L6	S36°14'22"E	63.59
L7	S42°22'53"E	78.14
L8	S49°31'22"E	72.97
L9	S71°23'59"E	60.52
L10	N75°31'04"E	74.61
L11	N61°43'01"E	76.50
L12	N69°35'59"E	83.11
L13	N88°30'33"E	45.27
L14	S63°34'44"E	60.69
L15	S36°47'55"E	83.04
L16	S23°07'45"E	90.57
L17	S19°01'52"E	93.43
L18	S21°51'06"E	120.84
L19	S26°59'22"E	97.82
L20	S43°19'08"E	61.98
L21	S36°32'25"E	62.22
L22	S47°13'02"E	132.55
L23	S14°28'31"E	132.01
L24	S6°09'01"E	159.26
L25	S9°14'46"E	86.83
L26	S10°31'39"E	52.14
L27	S6°59'42"E	122.50
L28	S2°31'03"E	86.94
L29	S5°45'55"W	171.65
L30	S8°18'26"W	91.24
L31	S14°30'37"W	136.21
L32	S8°44'24"W	111.99
L33	S1°19'49"E	67.67

LINE	DIRECTION	LENGTH
L34	S3°09'43"E	65.15
L35	S10°28'05"E	61.45
L36	S1°45'39"E	77.90
L37	S12°10'57"W	68.12
L38	S22°10'46"W	58.36
L39	S41°50'55"W	50.38
L40	S77°30'32"W	61.29
L41	N67°56'16"W	44.63
L42	N29°41'45"W	55.72
L43	N2°54'24"W	76.62
L44	N20°17'09"E	54.65
L45	N15°52'21"E	73.12
L46	N2°29'34"E	66.05
L47	N4°05'46"W	46.68
L48	N16°19'39"W	40.00
L49	N39°03'14"W	66.34
L50	N58°58'19"W	68.36
L51	N74°19'40"W	38.93
L52	N79°45'16"W	83.36
L53	S72°05'10"W	65.81
L54	S51°26'56"W	62.31
L55	S38°02'40"W	69.46
L56	S31°48'50"W	57.01
L57	S46°09'26"W	42.96
L58	S32°49'19"W	54.41
L59	S23°03'48"W	90.78
L60	S13°22'15"W	75.02
L61	S0°36'17"W	22.06
L62	N77°04'46"W	428.99
L63	S85°42'09"W	189.72
L64	N78°04'57"W	89.05
L65	N65°29'10"W	95.15
L66	N58°24'12"W	88.88

LINE	DIRECTION	LENGTH
L67	N44°25'23"W	95.68
L68	N43°11'45"W	81.91
L69	N41°01'45"W	111.63
L70	N82°11'24"W	65.54
L71	N59°31'12"W	110.91
L72	N48°41'15"E	201.93
L73	N45°10'04"W	240.63
L74	N8°17'41"E	119.37
L75	N28°50'39"E	58.71
L76	N13°48'02"W	101.89
L77	N13°48'02"W	107.13
L78	N27°07'55"E	80.41
L79	N27°07'55"E	50.91
L80	N40°59'03"E	63.81
L81	N42°26'58"E	58.40
L82	S85°49'57"E	180.57
L83	N54°58'04"E	82.03
L84	N69°58'40"E	175.52
L85	N38°08'54"E	118.03
L86	N9°59'05"W	33.76
L87	N22°49'38"W	156.82
L88	N5°52'03"W	62.67
L89	N7°21'45"W	73.92
L90	S55°09'34"W	96.36
L91	N25°29'21"E	125.37
L92	N63°53'25"W	100.00
L93	N63°53'25"W	100.00
L94	N63°53'25"W	99.50
L95	N63°53'25"W	141.11
L96	N36°14'03"E	90.73
L97	S70°46'12"E	77.20

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	22.07	17.32	72°59'45"	N72°43'56"E 20.60
C2	31.60	110.00	16°27'29"	S78°59'56"E 31.49

## 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.

## 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. "REPLAT OF LOTS 20 AND 21, BLOCK 2, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION", BK. 9, PG. 81, INST. #749699.
5. THE PLAT OF "JIM BROWN WAY", BK. 16, PG. 31, INST. #977538.

"REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND" LOT 1A, BLOCK 12

## 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 31, TWP 58N, RNG 1E, B.M.	SHEET TITLE: <b>MCKINNON RANCH</b>	DATE: 6/09/26
		SCALE: 1"=150'
	<b>James A. Sewell and Associates, LLC</b>	DRAWN: REB
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: REB
	SANDPOINT, ID, 83864, (208)263-4160	PROJ. NO.: 22043-25-002
		CAD FILE NO. S-W-UNPL-MCKINNON RANCH
		SHT. 3 OF 4

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

R. 1 E. N0°30'13"E 1322.25' (N0°07'21"E 1322.14')R1,R2  
R. 1 W. BASIS OF BEARING

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

"REPLAT OF LOTS 20 AND 21,  
BLOCK 2 REPLAT OF GOLDEN TEE  
ESTATES AND GOLDEN TEE  
ESTATES 1ST ADDITION"  
BLOCK 2

