

**BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION**

<b>IN THE MATTER OF THE INVESTIGATION</b>	)	<b>CASE NO. GNR-W-24-01</b>
<b>INTO VALIANT IDAHO, INC. AND TIC</b>	)	
<b>UTILITIES, LLC, OWNERS OF A</b>	)	
<b>NORTHERN IDAHO WATER SUPPLY AND</b>	)	<b>CERTIFICATE NO. 554</b>
<b>DISTRIBUTION SYSTEM</b>	)	
	)	
	)	
	)	

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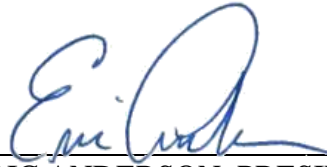
IT IS HEREBY CERTIFIED that the Public Convenience and Necessity requires Valiant Idaho, Inc. and its successors and assigns to hold, construct or otherwise acquire, to maintain and to operate a water system and provide a potable water supply to customers in a development and golf club called the Idaho Club in or near Bonner County, Idaho, more specifically:

*See attached as Attachment 1 - Service Territory Legal Descriptions*  
*See attached as Attachment 2 - Service Territory Map*

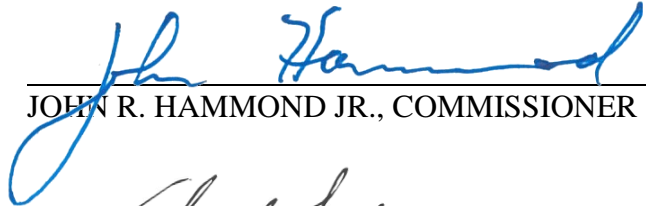
This Certificate is for such purpose to own, hold, construct or otherwise acquire and to maintain and operate within said territory water wells, reservoirs, tanks, towers, stand pipes collectors, settling basins, galleries and other works and structures, and also to lay, take up, repair, renew, extend, alter, maintain, and operate water mains, pipes, conduits, aqueducts hydrants and other appliances, equipment and facilities, in, upon, over, under, along, through and across all streets, avenues, alleys, streams, highways, roads, and other public places in said territory as the same now exists or may hereafter be extended, laid out or established, and to exercise the rights and privileges granted, or to which hereafter may be granted to Valiant Idaho, Inc., its successors or assigns, by any franchise conferred by the State of Idaho or any political subdivision thereof.

This Certificate is predicated upon and issued pursuant to the findings and conclusions of Order No. 36312 in Case No. GNR-W-24-01 to which reference is hereby made.

DATED at Boise, Idaho this 20<sup>th</sup> day of December 2024.



ERIC ANDERSON, PRESIDENT




JOHN R. HAMMOND JR., COMMISSIONER



EDWARD LODGE, COMMISSIONER

ATTEST:



Monica Barros-Sanchez  
Commission Secretary

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**Valiant Certificate of Convenience and Necessity  
Service Area Description  
Case No. GNR-W-24-01**

**GOLDEN TEE ESTATES PLANNED UNIT DEVELOPMENT (PHASE ONE)**

**All of the Lots and Blocks of GOLDEN TEE ESTATES PLANNED UNIT DEVELOPMENT (PHASE ONE), according to the plat thereof, recorded in Book 6 of Plats, page 108, records of Bonner County, Idaho.**

**GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND**

**All of the Lots and Blocks of REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, according to the plat thereof, recorded in Book 8 of Plats, page 77, records of Bonner County, Idaho.**

**All of the Lots and Blocks of REPLAT OF LOTS 1 THROUGH 4, BLOCK 1 AND BLOCK 16A, REPLAT OF BLOCKS 15 & 16 OF THE REPLAT OF GOLDEN TEE ESTATES & GOLDEN TEE ESTATES 1ST ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 82, records of Bonner County, Idaho.**

**GOLDEN TEE ESTATES 2nd ADDITION**

**All of the Lots and Blocks of GOLDEN TEE ESTATES 2nd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 79, records of Bonner County, Idaho.**

**GOLDEN TEE ESTATES 3rd ADDITION**

**All of the Lots and Blocks of GOLDEN TEE ESTATES 3rd ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 78, records of Bonner County, Idaho.**

**GOLDEN TEE ESTATES 4TH ADDITION**

**All of the Lots and Blocks of GOLDEN TEE ESTATES 4TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 80, records of Bonner County, Idaho.**

**GOLDEN TEE ESTATES 5th ADDITION**

**All Lots and Blocks of GOLDEN TEE ESTATES 5TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 81, records of Bonner County, Idaho.**

**GOLDEN TEE ESTATES 6th ADDITION**

All of the Lots and Blocks of GOLDEN TEE ESTATES 6TH ADDITION, according to the plat thereof, recorded in Book 8 of Plats, page 82, records of Bonner County, Idaho.

**GOLDEN TEE ESTATES 7th ADDITION**

All of the Lots and Blocks of GOLDEN TEE ESTATES 7TH ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 13, records of Bonner County, Idaho.

**GOLDEN TEE ESTATES 8th ADDITION**

All of the Lots and Blocks of GOLDEN TEE ESTATES 8th ADDITION, according to the plat thereof, recorded in Book 9 of Plats, page 7, records of Bonner County, Idaho.

**GOLDEN TEE ESTATES 9th ADDITION**

All of the Lots and Blocks of GOLDEN TEE ESTATES 9th ADDITION, according to the plat thereof, recorded in Book 14 of Plats, page 36, records of Bonner County, Idaho.

**GOLDEN TEE ESTATES 10th ADDITION**

All of the Lots and Blocks of GOLDEN TEE ESTATES 10th ADDITION, according to the plat thereof, recorded in Book 19 of Plats, page 31, records of Bonner County, Idaho.

**GOLDEN TEE ESTATES 11th ADDITION**

All of the Lots and Blocks of GOLDEN TEE ESTATES 11th ADDITION, according to the plat thereof, recorded in Book 17 of Plats, page 34, records of Bonner County, Idaho.

**JIM BROWN WAY**

All of the Lots and Blocks of JIM BROWN WAY, according to the plat thereof, recorded in Book 16 of Plats, page 31, records of Bonner County, Idaho.

**AMSTUTZ PARCELS**

**AMSTUTZ 1:**

A parcel of land in Section 6, Township 57 North, Range 1 East, Boise Meridian, Bonner County, Idaho, described as follows:

Case No. GNR-W-24-01  
CPCN No. 554  
ATTACHMENT 1  
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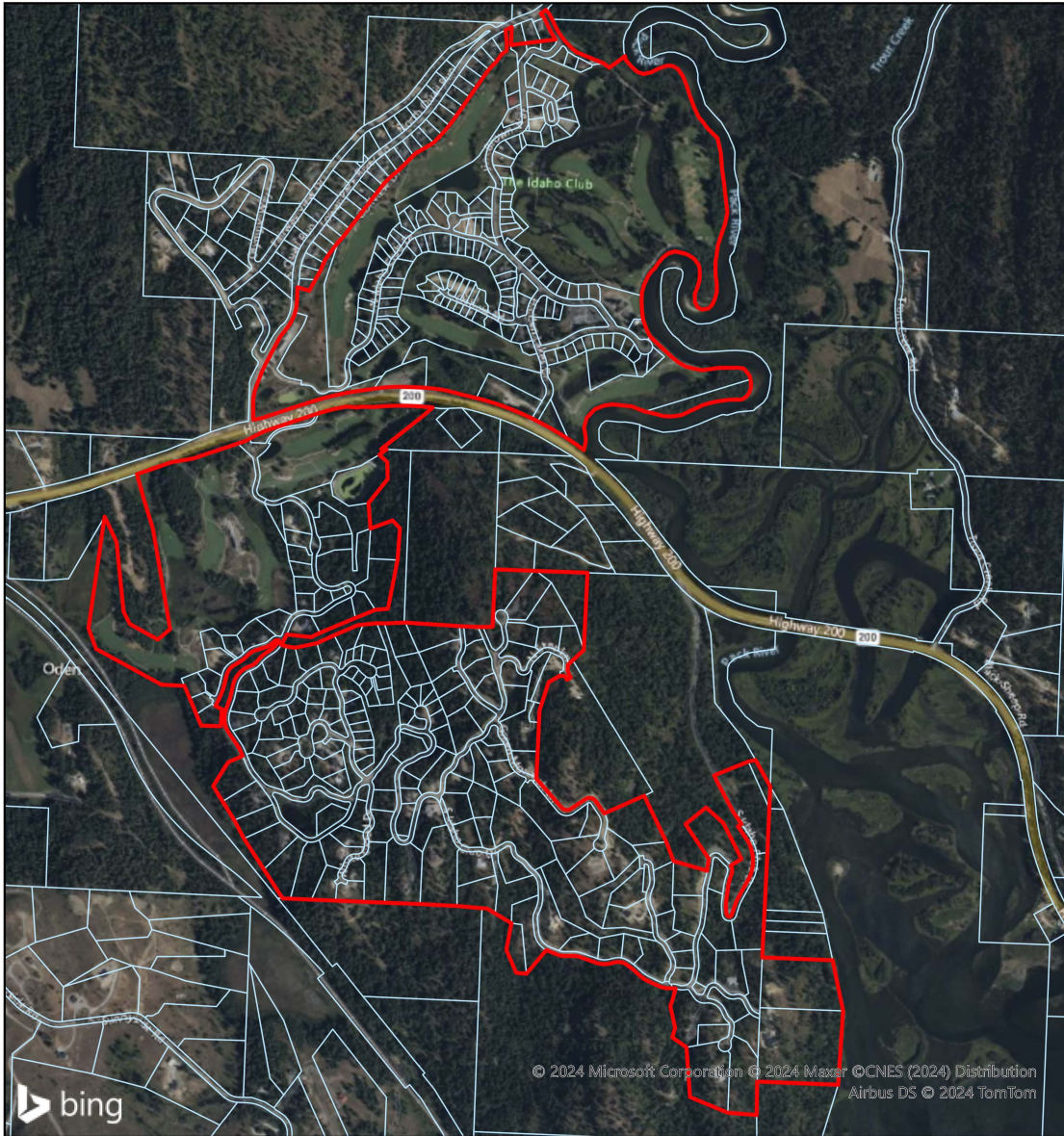
**Beginning at the Northeast corner of Section 7, Township 57 North, Range 1 East, Boise Meridian; thence South 3320 feet, more or less, along the East line thereof to the Northerly right of way line of the Northern Pacific Railway; thence Northwesterly along said right of way line 4490 feet; thence North 66° 08' East, 465 feet; thence North 45° 02' East, 595 feet; thence South 80° 38' East, 700 feet; thence North 26° 02' East, 475 feet; thence North 15° 42' East, 815 feet; thence North 2° 02' East, 700 feet; thence North 13° 28' West, 487.27 feet to the True Point of Beginning; thence due West 586 feet to the West line of said Section 6; thence South along said West line 473.88 feet; thence due East 700.27 feet; thence North 13° 28' West, 487.27 feet to the True Point of Beginning.**

**AMSTUTZ 2:**



**A parcel of land in Section 6, Township 57 North, Range 1 East, Boise Meridian, Bonner County, Idaho, described as follows:**

**Beginning at the Northeast corner of Section 7, Township 57 North, Range 1 East, Boise Meridian; thence South 3320 feet, more or less, along the East line thereof to the Northerly right of way line of the Northern Pacific Railway; thence Northwesterly along said right of way line 4490 feet; thence North 66° 07' East, 465 feet; thence North 45° 02' East, 595 feet; thence South 80° 38' East 700 feet; thence North 26° 02' East, 475 feet; thence North 15° 42' East, 815 feet to the True Point of Beginning; thence North 2° 02' East, 700 feet; thence due West 700.07 feet, more or less, to the West line of the Southeast quarter of Section 6, Township 57 North, Range 1 East, Boise Meridian; thence South along said West line 700 feet; thence East 700 feet, more or less to the True Point of Beginning.**

# Valiant CPCN Case No. GNR-W-24-01



## Legend

-  Valiant Service Area
-  Bonner County Parcels

0 0.13 0.25 0.5 Miles

