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Attorney for the Commission Staff

BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION

IN THE MATTER VP INC.’S APPLICATION)	
FOR A CERTIFICATE OF PUBLIC)	CASE NO. VPI-W-24-01
CONVENIENCE AND NECESSITY AND TO)	
INCREASE ITS RATES AND CHARGES FOR)	
WATER SERVICE IN THE STATE OF)	COMMENTS OF THE
IDAHO)	COMMISSION STAFF
_____)	

COMMISSION STAFF (“STAFF”) OF the Idaho Public Utilities Commission, by and through its Attorney of record, Adam Triplett, Deputy Attorney General, submits the following comments.

BACKGROUND

On January 11, 2024, VP Inc. (“VP” or “Company”) applied for a Certificate of Public Convenience and Necessity (“CPCN”) to provide water service near Sandpoint, Idaho (“Application”). The Commission directed VP to apply after finding it was a water corporation subject to the Commission’s regulation as a public utility in Case No. GNR-W-17-01. *See* Order No. 35998 at 4.

On February 20, 2024, VP amended its Application to also include a request to increase its monthly flat rate to \$55.00 for water service, which will generate a revenue of \$46,860. The Company currently charges three different monthly flat rates: \$35.00, \$40.00, and \$45.00.

When a lot was purchased or connected to the water system determines which rate the lot owner is charged. Attachment C.

On March 12, 2024, the Commission issued a Notice of Application and Notice of Intervention Deadline. Order No. 36117. No parties petitioned to intervene.

On April 23, 2024, the Commission's issued a Notice of Modified Procedure, and a Suspension of Proposed Effective Date. Order No. 36156. Commission set a comment deadline of June 13, 2024, and Applicants reply comments by June 27, 2024. Additionally, the Commission suspended the Company's proposed July 1, 2024, effective date for 30 days and five months, or until the Commission enters an earlier order.

STAFF ANALYSIS

Staff reviewed the Company's Application, exhibits, responses to production requests, and additional information provided by the Company. Based on its review, Staff recommends the Commission issue the Company a CPCN. Staff also recommends the Commission approve the Company's request to increase its monthly rates for water to \$55.00, but only for customers who are connected to the system and using water. Staff recommends the Company maintain the current \$40.00 monthly rate for non-flowing customers. These rates will generate a revenue of \$42,540, which is an increase in the Company's annual revenues of \$8,235 or 24.0 percent. Additionally, Staff recommends an 11 percent Return on Equity ("ROE") applied to a net rate base of \$26,995.

System Description

VP provides water to the Hidden Lakes subdivision in Bonner County, Idaho. Currently there are 71 customers paying for water service, with only 47 of these customers currently consuming water. The remaining 24 paying customers have service connections to their property line ready to provide service from the system. The water system consists of two wells, two non-pressurized storage tanks, one treatment building, one booster pump, and two distribution systems (upper and lower system). Well No. 1 and No. 2 produce flowrates of approximately 45 gallons-per-minute ("GPM") and 200 GPM, respectively. Water is pumped from either of the two wells to the treatment building where the amount of water pumped is measured and chlorine is added. From the treatment building, water enters the lower storage tank (45,000-gallon

capacity) and the lower distribution system. Water is pumped to the upper storage tank (20,000-gallon capacity) and upper distribution system by a booster pump from the lower storage tank. The most recent Idaho Department of Environmental Quality (“IDEQ”) sanitary survey completed in 2018 reported no significant deficiencies during the survey. Meters are not installed to measure customer usage and the Company charges a monthly flat rate for water.

Water Rights

Staff believes VP has sufficient water rights to support an adequate supply of potable water to meet the Company’s current need and any near-term potential growth. The Company owns three water rights with a combined total diversion amount of 494 GPM.

Company Service Area

Staff recommends the Commission designate the Company’s service area within the CPCN to include (1) the legal description provided in Attachment A, and (2) the map of the service area provided as Attachment B.

Attachment A includes a list of the individual plats within the Company’s overall service area with a short description of each plat, which was based on the Company’s corrected Exhibit 2. *See* response to Staff’s Production Request No. 16. This list of plats serves as an index for the detailed maps and property descriptions, which Staff included as separate exhibits within Attachment A. These detailed plat maps and property descriptions were pulled from Bonner County’s records and are current as of the time of processing this case.

Attachment B includes a copy of the service area map provided as Exhibit No. 17 in the Application and provides an illustrated view of the boundaries for the overall service territory.

Staff confirmed the service area (1) accurately describes the area that the Company is currently providing service, (2) does not encroach upon any other water systems, and (3) is within the limits of the Company’s water rights.

Revenue Requirement

The Company’s Application did not specify a recommended revenue requirement. The Company requested a \$55.00/month flat rate for all plats within its service territory, which would generate annual revenues of \$46,860. Staff recommends the Commission establish a monthly

rate of \$55.00 for customers connected to the system; however, Staff recommends that non-flowing customers remain at the current monthly rate of \$40.00. Staff's recommended rates will generate an annual revenue of \$42,540. Staff proposes additional adjustments to the Company's revenues, expenses, and rate base in greater detail below.

Accounts Receivable

As of December 31, 2023, the Company has an Accounts Receivable ("AR") balance of \$19,152, which is more than half of the Company's reported annual revenue for 2023. Staff is concerned that customers who do not pay their water bills could potentially put upward pressure on future rates. To mitigate this impact, the Company should issue a notice of termination of service to each customer with a past due balance greater than 120 days, which could incentivize past due customers to pay. If unable to collect payment, the Company can write off the AR and report it as a bad debt expense. Bad debt expense following policy and prudently determined may be recoverable through rates charged to all customers, so mitigating the bad debt expense is necessary to ensure customer rates remain reasonable. Staff recommends the Company adhere to Rule 304 and 305 of the Utility Customer Relation Rules. See IDAPA 31.21.01.304-305.

Operating and Maintenance ("O&M") Expense

In 2023, the Company reported O&M Expenses of \$44,901. Staff recommends a total O&M Expense of \$41,456, which is a reduction of \$3,445. Staff made several adjustments to the Company's O&M Expense which are discussed in greater detail below. Attachment D, Column B & C, Line 19.

Customer Payment and Expense

In 2023, at a customer's request, the Company repaired a customer service line. The customer paid the Company for the actual cost of the work, which the Company recorded as revenue. Additionally, the Company expensed the cost of the repair. Payments for service line repairs should not be included in base revenues, and expenses for service line repairs should not be included as a recoverable O&M Expense for determining the revenue requirement. Staff recommends that the customer payment and its O&M Expense of \$2,324 not be included in the

revenue requirement calculation for both revenue and O&M Expense. See Attachment D, Column B, Lines 1 and 5.

Contract Services – Water Operator

The Company contracts with a certified water operator located near Sandpoint, Idaho. As of January 1, 2024, the water operator increased its monthly charge from \$1,200 to \$1,300, which is a \$1,200 annual increase to its O&M Expense. See Attachment D, Column B, Line 7. The water operator also charges additional fees for costs incurred, such as lab charges, chemicals, routine maintenance, and repairs. Staff believes the new monthly fee of \$1,300 is reasonable and should be included as an O&M Expense. However, any additional fees and expenses above the monthly base fee should be evaluated for proper accounting treatment, whether it be an expense or a capital investment into the water system. For example, if the water operator performs a repair to extend the life of the water system, the costs of the repair should be capitalized and booked to plant-in-service (“PIS”) and depreciated accordingly.¹

Contract Services

In 2023, the Company incurred a one-time expense of \$5,000. The Company payment was to an entity to perform work for the Company. Since the expense is not recurring and not expected going forward, Staff recommends the contract services of \$5,000 not be included as an O&M expense recoverable through rates. See Attachment D, Column B, Line 9.

Utilities – Electricity

During Staff’s audit of its electric bills, the Company did not include all of 2023 electricity costs. To ensure the Company is able to pay its electricity costs, Staff recommends an adjustment of \$183 for a total of \$2,532, which is the total cost of all electricity used in 2023.

CPCN and Rate Case Expense

To date, the Company has accrued \$5,650 in expenses to process the Application. The expenses include costs for providing sanitary surveys, water system layout, legal descriptions,

¹ If system repairs are not recorded correctly, it prevents the company from fully recovering a return on its investment for the repair over the life of the asset.

responding to Staff's production requests, and gathering additional financial information. The Company has paid its water operator and its accounting firm that does the billing and invoicing. Staff believes the expenses are reasonable and should be included as an O&M expense but be amortized over a three-year period. Staff recommends a rate case amortization O&M Expense of \$1,883.

Depreciation Expense

The Company did not include depreciation expense of two depreciable assets. In 2019 and 2020, the Company performed work on its second well and purchased a new pump. See Attachment E, Lines 2-3. Staff used depreciation lives from the National Association of Regulatory Utility Commissioners ("NARUC") Depreciation Practices for Small Water Utilities Manual to calculate a proper depreciation expense. Staff recommends an annual depreciation expense of \$1,138. Attachment E, Column E, Lines 2-3.

Rate Base

Rate base represents the amount invested by the Company into the system which is eligible to earn a return. Rate base is the PIS amount and working capital, offset by accumulated depreciation and any contributed capital, or contributions in aid of construction. Staff recommends a rate base of \$26,995, which includes net PIS of \$22,210, and working capital of \$4,785. See Attachment D, Column C, Lines 25-27.

Plant-in-Service

PIS is the original cost of all assets used to deliver water service to customers. The Company's financial statement reported land as its only asset. Because most of the system, such as its wells, pumps, distribution pipes, valves, storage tank, and other assets, is considered as contributed capital, the Company is not entitled to a return and the associated net rate base is zero. However, the Company had two investments in 2019 and 2020. In 2019, the Company performed a cleaning and rehab of its second well. The second well was put back into service in the event the main well goes down to ensure customers will continue to have service if downtime occurs. The rehab of the well cost \$21,474. In 2020, the Company purchased a pump for a cost

of \$5,577. Staff recommends both investments be determined as prudently incurred and should be included as PIS for a total cost of \$27,051. See Attachment E, Column C, Line 4.

Accumulated Depreciation

Accumulated depreciation is the total amount of depreciation expense that should have been recorded against the Company's assets over time. The Company reported zero accumulated depreciation. Staff used each asset's annual depreciation expense and the amount of time since each asset went into service to calculate accumulated depreciation.² Staff recommends an accumulated depreciation of \$4,841. See Attachment E, Column F, Line 4.

Contributed Capital

Pursuant to Idaho Administrative ("IDAPA") Code Rule 31.36.01.102. Section 31.36.01 .102 - PRESUMPTION OF CONTRIBUTED CAPITAL "[i]n issuing certificates for a small water company or in setting rates for a small water company, it will be presumed that the capital investment in plant associated with the system is contributed capital, i.e., that this capital investment will be excluded from rate base. (7-1-93)." Because the original cost of the water system, such as its wells, pumps, distribution pipes, valves, storage tank, and other assets, was funded with contributed capital, the Company has minimal PIS that qualifies for rate base treatment.

In the Company's 2023 financial statement, the Company only reported land with a value of \$110,716, and its other assets as either carrying a zero balance or being fully depreciated. Because land was part of the original development of the water system, it should be treated as contributed capital and not part of PIS. Staff recommends excluding land of \$110,716 from rate base by treating it as contributed capital. See Attachment E, Column B, Line 1.

² Staff used 4.5 years for 2019 investment and 3.5 years for 2020 investment, as it was unclear when the assets went into service.

Working Capital

Working capital is the amount needed to fund the day-to-day operations of the Company and is a component of rate base. Staff recommends a working capital allowance of \$4,785,³ which is calculated using the one-eighth method. See Attachment D, Column B, Line 26.

Rate of Return

Staff recommends a ROE of 11 percent. In Order Nos. 35973, 35978, and 36012, similar water utilities were authorized an 11 percent ROE. This ROE is the same as the overall rate of return since there is no authorized debt.

Rate Design

In Exhibit No. 14 of the Amended Application, the Company proposes to charge a monthly flat rate of \$55.00 for all customers. Staff believes that maintaining a flat rate design is appropriate since the Company does not individually meter each service connection. Staff supports the Company's proposed \$55.00 rate for customers that are connected to the system but recommends an additional non-flowing customer class be created with a monthly flat rate of \$40.00.

As described earlier, the Company has 71 customers paying for water service, but only 47 customers that are connected to the system and consuming water. The Company has installed all the necessary infrastructure necessary for the remaining 24 customers to attach their own service line to begin consuming water. Staff does not believe it is reasonable for these 24 customers who are not consuming water from the system to pay the full rate as those customers who are consuming water. Although these 24 customers are not consuming water from the system, the Company is still required to maintain the system and be prepared to meet these customers' water demand. A non-flowing customer class rate will help the Company maintain the system and be prepared to provide service to these customers when they begin consuming from the system. The majority of the Company's customers are charged \$40.00 per month at present rates, so customers who are moved to the new non-flowing customer class will have minimal impact on

³ Working Capital is calculated dividing Staff's recommended Total Operating Expense of \$38,280 by eight (8). See Attachment D, Column C, Line 15.

their monthly bill. For these reasons, Staff believes it is reasonable to charge the non-flowing customers a reduced rate of \$40.00 per month.

Under the Company's proposed rates of \$55.00 for all customers, the Company's proposed annual revenue would be \$46,860. Using Staff's proposed rates of \$55.00 for connected customers and \$40.00 for non-flowing customers, the Company's annual revenue would be \$42,540. Staff's recommended rates and a comparison to the Company's rates are provided in Attachment C.

Tariffs and Other Documents

The Company included in its Application a proposed Tariff, and Exhibit No. 7 with other charges. Staff recommends approving only the non-recurring charges listed below from Exhibit No. 7. The Application also includes a sample of its invoice, copy of its Annual Rules Summary and Explanation of Rates, and initial and final notice prior to disconnection.

Staff will work with the Company to ensure that the Tariff reflects the rates and charges approved by the Commission after a Final Order.

Non-Recurring Charges

Non-recurring charges are fees that the Company can enforce if the Commission deems them appropriate. The Company requested two non-recurring charges. See Exhibit No. 14 filed February 20, 2024. Staff has reviewed the non-recurring charges and recommends adding a return check charge of \$20.00, and approving the rest as filed.

Return Check Charge

The Company did not request a returned check fee. *Idaho Code* § 28-22-105 allows a company to collect additional charges when a check has not been honored, but the amount is not to exceed twenty dollars (\$20.00) or the face amount of the check, whichever is less. Consistent with the statute, Staff recommends setting a return check charge fee when a payment has been returned for insufficient funds at \$20.00.

Reconnection Charge

The Company asked for a reconnection fee when the account has been involuntarily disconnected. The Company requests a \$50.00 fee when reconnecting a customer due to non-payment. A reconnection charge is appropriate following an involuntary disconnection of service. Staff believes the amount requested is reasonable due to the unique area where the water system is located and the water operator's travel time to perform the action(s).

Late Payment Charge

In the Company's Exhibit No. 14, it lists a late payment charge of one percent monthly on unpaid balances at the time of the next billing date. Staff supports a late payment charge to encourage prompt payment of bills. A one percent charge has previously been allowed to utilities that have requested one.

Reporting

Per *Idaho Code* § 61-1003, the Company is required to submit their gross intrastate operating revenues ("GIOR") on or before April first of each year. The GIOR is the total revenues from its utility business in Idaho for the previous fiscal year, which the fiscal year is defined as being January to December.

Per *Idaho Code* § 61-405, "every public utility shall file an annual report with the Commission, verified by the oath of an officer thereof. [S]hall be filed on or before the fifteenth day of April in each year." Annual reports contain company information, revenues, expenses, income statement, balance sheet, PIS, accumulated depreciation, a statement of retained earnings, capital stock detail, long-term debt detail, system engineering data, and customer statistics. The Commission's administrative staff will supply the Company with a template, and the Company may request the template in Excel format.

CUSTOMER NOTIFICATION

The Company submitted a Customer Notice which included the Company's request for a rate increase. The notice meets the requirements of Rule 125 of IDAPA 31.01.01, Rules of Procedure of the Commission. The notice, dated February 15, 2024, was sent to all customers.

The Company also published the notice in the Bonner County Daily Bee on March 21, 2024, and provided proof of the publication.

CUSTOMER COMMENTS

As of June 13, 2024, the Commission has received two customer comments. One customer expressed his concern in the Company's intent to charge a customer even if they are not receiving any service.

The second customer mentioned lead contamination in the water. Staff reviewed the IDEQ website and was unable to find a violation for high lead content.

STAFF RECOMMENDATION

Staff recommends the Commission:

1. Designate the Company as a public utility under its regulatory jurisdiction pursuant to Idaho Code Title 61 and issue a CPCN;
2. Designate the Company's service area within the CPCN as the legal description provided in Attachment A and include the map of the service area provided as Attachment B;
3. Approve a rate base of \$26,995 and a ROE of 11 percent;
4. Approve the \$55.00 per month flat rate for connected customers using water, and a \$40.00 per month flat rate for non-flowing customers, as outlined in Attachment C;
5. Approve non-recurring charges as outlined above; and
6. Direct the Company to work with Staff to submit an updated tariff with appropriate rates and non-recurring charges within 30 days of order issuance.

Respectfully submitted this 13th day of June 2024.



Adam Triplett
Deputy Attorney General

Technical Staff: Travis Culbertson
Michael Eldred
Chris Hecht
Leena Gilman

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Legal Description of VP Inc. Service Area

Hidden Lakes, Bonner County, Idaho, Instrument No. 344989

A tract of land located in a portion of the East half of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho

(See Exhibit 1 for Hidden Lakes plat map and detailed property description)

and

First Addition to Hidden Lakes, Bonner County, Idaho, Instrument No. 420411

A tract of land located in a portion of the East half of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho

(See Exhibit 2 for First Addition to Hidden Lakes plat map and detailed property description)

and

Second Addition to Hidden Lakes, Bonner County, Idaho, Instrument No. 460566

A tract of land located in a portion of the East half of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho

(See Exhibit 3 for Second Addition to Hidden Lakes plat map and detailed property description)

and

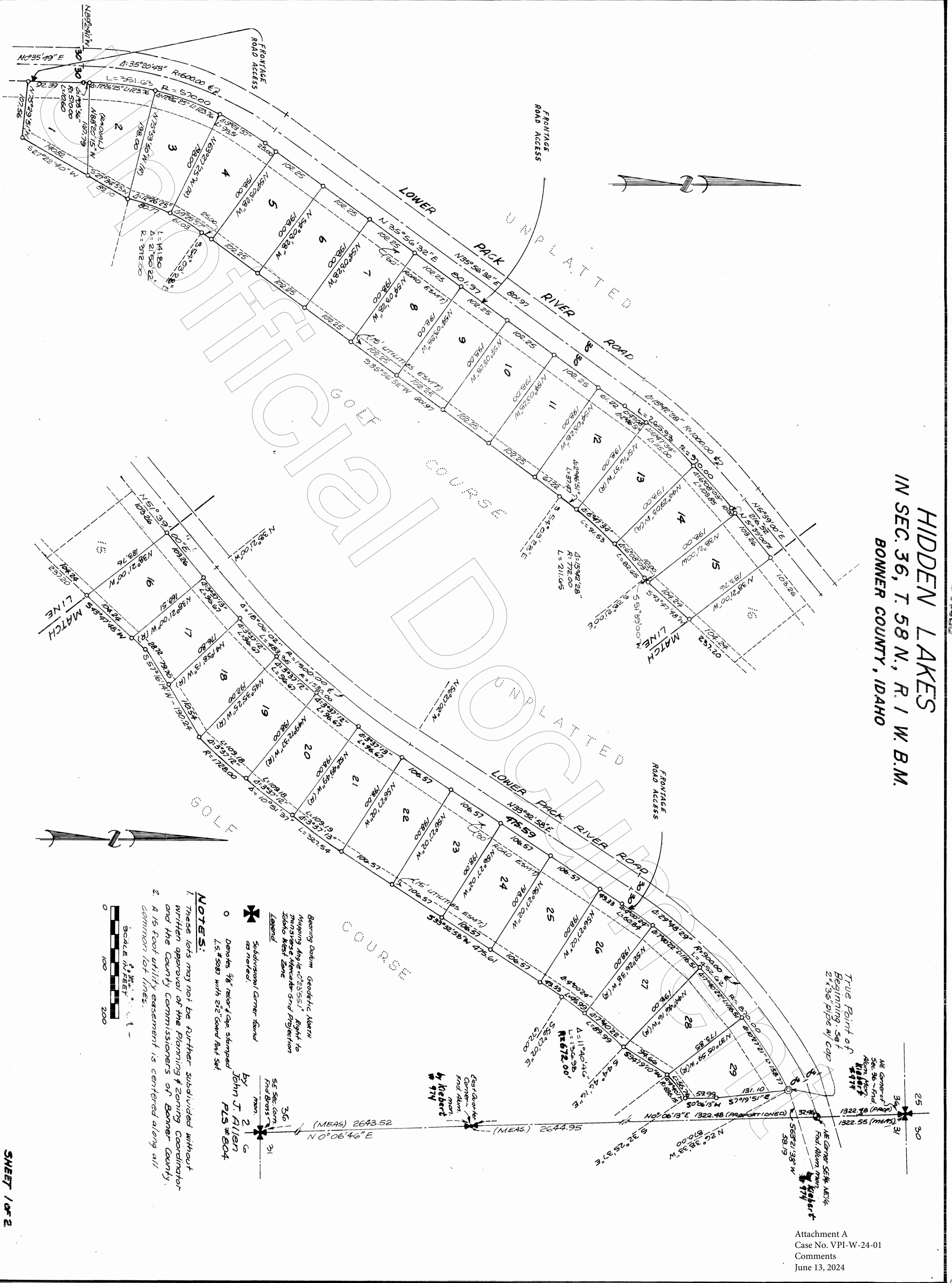
Lots 1,2, and 3 of Mary's Pack River Lots, Bonner County, Idaho, Instrument No. 699091

A tract of land located in a portion of the East half of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho

(See Exhibit 4 for Mary's Pack River Lots plat map and detailed property description)

HIDDEN LAKES
IN SEC. 36, T. 58 N., R. 1 W. B.M.
BONNER COUNTY, IDAHO

044989



- NOTES:**
1. These lots may not be further subdivided without written approval of the Planning & Zoning Coordinator and the County Commissioners of Bonner County.
 2. A 15 foot utility easement is centered along all common lot lines.



Bearing Datum: Geodetic North
Mapping Angle: 0°23'55.1" Right to
Transverse Mercator Grid Projection
Idaho West Zone

Legend

- Subdivisional Corner found as noted.
- Demotes 3/8" rebar & cap, stamped by John J. Allen, PLS #804
- 1.5" x 0.875" with 2 1/2" Grand Rebar Set

East Quarter Corner found by Reber # 974

SE Sec. Corn. found by Allen # 974

Corrections & Restrictions
354207

HIDDEN LAKES
IN SEC. 36, T. 58 N., R. 1 W. B.M.
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT SUN MOUNTAIN INC. HAVE PLATTED INTO TRACTS AND LOTS ON THE LANDS SHOWN HEREON TO BE KNOWN AS HIDDEN LAKES. THE PLAT OF HIDDEN LAKES EMBRACES PORTIONS OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, THENCE S 0° 06' 13" W 32.46 FEET ALONG THE EAST LINE OF SAID SECTION 36 TO A POINT ON THE SOUTHERLY MARGIN OF THE LOWER PACK RIVER ROAD; THENCE S 63° 21' 38" W 58.19 FEET ALONG SAID SOUTHERLY MARGIN TO THE TRUE POINT OF BEGINNING; THENCE S 7° 19' 51" E 131.10 FEET; THENCE S 0° 06' 13" W 59.99 FEET TO A POINT ON A CURVE, THENCE ALONG A CURVE TO THE LEFT THE CENTER OF WHICH BEARS S 32° 25' 37" E 696.15 FEET DISTANCE, THROUGH A CENTRAL ANGLE OF 4° 40' 17" AN ARC LENGTH OF 56.76 FEET TO A NON TANGENT LINE; THENCE S 34° 19' 10" W 94.66 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S 44° 46' 16" E 672.00 FEET DISTANCE THROUGH A CENTRAL ANGLE OF 11° 40' 46" AN ARC LENGTH OF 136.98 FEET TO A POINT OF TANGENCY, THENCE S 33° 32' 58" W 475.61 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N 56° 27' 02" W 1728.00 FEET DISTANCE THROUGH A CENTRAL ANGLE OF 10° 51' 37" AN ARC LENGTH OF 327.54 FEET TO A NON TANGENT LINE; THENCE S 57° 16' 14" W 190.24 FEET; THENCE S 43° 47' 48" W 237.20 FEET; THENCE S 51° 39' 00" W 1000 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S 38° 21' 00" E 772.00 FEET DISTANCE THROUGH A CENTRAL ANGLE OF 15° 42' 28" AN ARC LENGTH OF 211.65 FEET TO A POINT OF TANGENCY; THENCE S 35° 56' 32" W 801.97 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S 54° 03' 28" E 372.00 FEET DISTANCE, THROUGH A CENTRAL ANGLE OF 21° 50' 22" AN ARC LENGTH 141.80 FEET TO A NON TANGENT LINE; THENCE S 27° 34' 53" W 89.10 FEET; THENCE S 27° 22' 40" W 140.82 FEET; THENCE N 75° 29' 51" W 1075.6 FEET TO A POINT ON THE EASTERLY MARGIN OF THE LOWER PACK RIVER ROAD; THENCE N 0° 35' 49" E ALONG SAID EASTERLY MARGIN 92.39 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 89° 24' 11" E 570.00 FEET DISTANCE, THROUGH A CENTRAL ANGLE OF 35° 20' 43" AN ARC LENGTH OF 351.63 FEET TO A POINT OF TANGENCY; THENCE N 35° 56' 32" E 801.97 FEET TO A POINT OF CURVATURE; THENCE NORTH -EASTERLY ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 54° 03' 28" E 970.00 FEET DISTANCE, THROUGH A CENTRAL ANGLE OF 15° 42' 28" AN ARC LENGTH OF 265.93 FEET TO A POINT OF TANGENCY, THENCE N 51° 39' 00" E 216.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N 38° 21' 00" W 1530.00 FEET DISTANCE, THROUGH A CENTRAL ANGLE OF 18° 06' 02" AN ARC LENGTH OF 483.35 FEET TO A POINT OF TANGENCY, THENCE N 33° 32' 58" E 475.59 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 56° 27' 02" E 870.00 FEET DISTANCE, THROUGH A CENTRAL ANGLE OF 29° 48' 29" AN ARC LENGTH OF 452.63 FEET TO THE TRUE POINT OF BEGINNING.
IN WITNESS WHEREOF THEY HAVE SET THEIR HANDS THIS 17 DAY OF Sept. 1986.

NOTARIAL

STATE OF IDAHO }
COUNTY OF BONNER } SS

By William A. Berry
SUN MOUNTAIN INC.
WILLIAM A. BERRY Pres.

ON THIS 17th DAY OF September, 1986, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY APPEARED William A. Berry, KNOWN TO ME TO BE THE President OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT OR PERSON WHO EXECUTED THE INSTRUMENT ON THE BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

James Chapman
NOTARY PUBLIC FOR THE STATE OF IDAHO,
RESIDING AT: Idaho

ASSESSOR'S CERTIFICATE

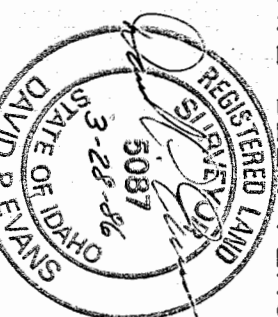
THIS PLAT HAS BEEN EXAMINED ON THIS 23rd DAY OF October, 1986.

Conrad D. Clark
BONNER COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 36, T. 58 N., R. 1 W. B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET.

DATED THIS 28th DAY OF MARCH, 1986.



David P. Evans
LICENSED SURVEYOR

COUNTY SURVEYOR'S AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HIDDEN LAKES AND CHECKED THE COMPUTATIONS SUFFICIENTLY TO DETERMINE THAT IT COMPLES WITH THE LAWS RELATING TO THE SPLITTING OF PLATS.

Dated this 7/16/86
W. V. Kelly
ACTING BONNER COUNTY SURVEYOR

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 1982.

DATED THIS 19th DAY OF October, 1986
David A. Smith
BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT

THIS PLAT HAS BEEN EXAMINED AND APPROVED FOR CONFORMANCE WITH REQUIREMENTS OF THE STATE BOARD OF HEALTH.

DATED THIS 15th DAY OF October, 1986
Robert P. Camp
IDAHO STATE HEALTH OFFICER

COUNTY COMMISSION CERTIFICATE

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

DATED THIS 25th DAY OF January, 1988
Alvorne K. Beamer
CHAIRMAN OF THE BOARD OF THE COUNTY COMMISSION

PLANNING COMMISSION CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS 20th DAY OF October, 1986

Nervil H. Stinson
CHAIRMAN OF THE BONNER COUNTY PLANNING COMMISSION
DATED THIS 22nd DAY OF January, 1988
Tom Peterson
COUNTY PLANNING AND ZONING COORDINATOR

RECORDER'S CERTIFICATE

FILED THIS 22nd DAY OF January, 1988 AT 10:00 A.M. IN BOOK 4 OF Plats AT PAGE 65 AT THE REQUEST OF James Chapman

James Chapman
COUNTY RECORDER

RESTRICTIONS

NO LOTS MAY BE FURTHER SUBDIVIDED WITHOUT REPLATTING.

SANITARY RESTRICTIONS

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.
SANITARY RESTRICTION SATISFIED

NAME & TITLE

FIRST ADDITION TO HIDDEN LAKES SUBDIVISION

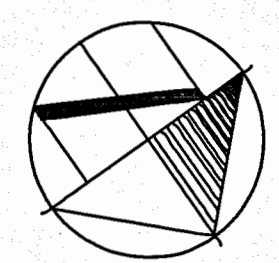
A TRACT OF LAND LOCATED IN A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

CENTER 1/4 CORNER SECTION 36 REF. FROM SURVEY BY PLS 974 INST. # 234435 RECORDS OF BONNER COUNTY, ID.

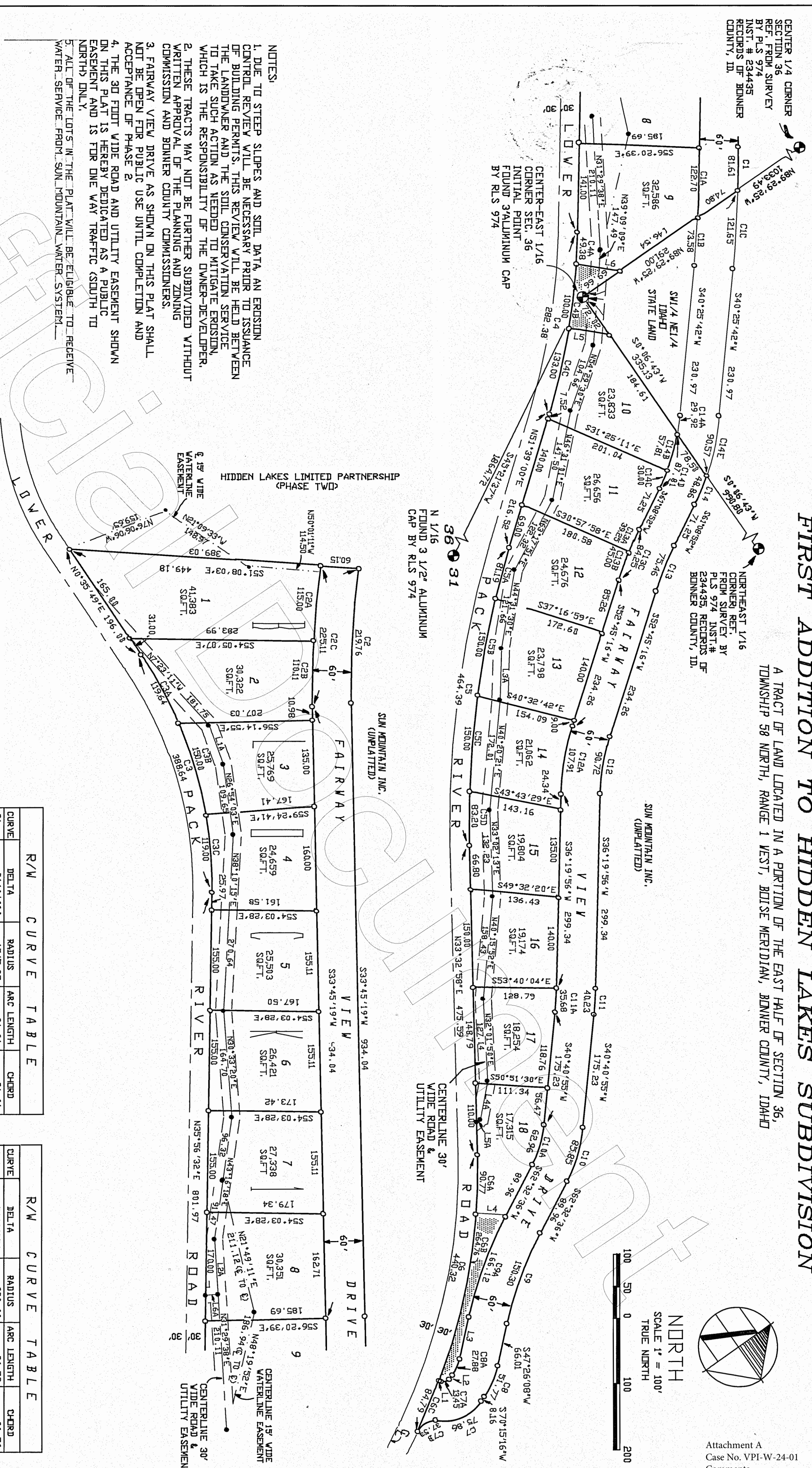
CORNER REF. FROM SURVEY BY PLS 974 INST. # 234435 RECORDS OF BONNER COUNTY, ID.

CORNER REF. FROM SURVEY BY PLS 974 INST. # 234435 RECORDS OF BONNER COUNTY, ID.

CORNER REF. FROM SURVEY BY PLS 974 INST. # 234435 RECORDS OF BONNER COUNTY, ID.



Attachment A
Case No. VPI-W-24-01
Comments
June 13, 2024



- NOTES:
1. DUE TO STEEP SLOPES AND SOIL DATA, AN EROSION CONTROL REVIEW WILL BE NECESSARY PRIOR TO ISSUANCE OF BUILDING PERMITS. THIS REVIEW WILL BE HELD BETWEEN THE LANDOWNER AND THE SOIL CONSERVATION SERVICE TO TAKE SUCH ACTION AS NEEDED TO MITIGATE EROSION, WHICH IS THE RESPONSIBILITY OF THE OWNER-DEVELOPER.
 2. THESE TRACTS MAY NOT BE FURTHER SUBDIVIDED WITHOUT WRITTEN APPROVAL OF THE PLANNING AND ZONING COMMISSION AND BONNER COUNTY COMMISSIONERS.
 3. FAIRWAY VIEW DRIVE AS SHOWN ON THIS PLAT SHALL NOT BE OPEN FOR PUBLIC USE UNTIL COMPLETION AND ACCEPTANCE OF PHASE 2.
 4. THE 30' FOOT WIDE ROAD AND UTILITY EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED AS A PUBLIC EASEMENT AND IS FOR ONE WAY TRAFFIC (SOUTH TO NORTH) ONLY.
 5. ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM SUN MOUNTAIN WATER SYSTEM.

- LEGEND
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED PLS 6107
 - ⊕ FOUND MONUMENTATION AS NOTED
 - CALCULATED POINT NOT SET

COMMON AREA

BASIS OF BEARING THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARINGS FOUND ALONG THE COUNTY ROAD IN THE PLAT OF HIDDEN LAKES SUBDIVISION, FOUND IN BOOK 4 OF PLATS, PAGE 64, RECORDS OF BONNER COUNTY, IDAHO

ANNOTATION TABLE

LINE	BEARING	DISTANCE
L1	N34°32'47"W	3.01
L2	S77°23'16"W	8.15
L3	S50°51'30"E	45.44
L4	S45°45'00"E	63.24
L5	S45°45'00"E	68.26
L6	S45°45'00"E	68.26

CENTERLINE ROAD & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1A	N14°53'57"E	65.47
L2A	N31°23'38"E	87.39
L3A	N36°31'59"E	78.84
L4A	N45°48'56"E	60.42
L5A	S89°58'32"E	71.92
L6A	S39°35'13"E	19.25

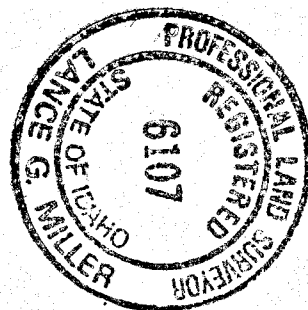
R/W CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C1A	2°40'14"	1745.27	81.51	81.51
C1B	4°10'18"	1495.27	129.70	129.70
C1C	2°30'06"	1685.27	73.58	73.58
C2A	3°59'38"	1215.27	121.63	121.63
C2B	2°19'27"	1370.00	115.00	115.00
C2C	4°36'27"	1430.00	110.11	110.11
C2D	9°01'02"	630.00	228.38	228.38
C3A	3°05'45"	630.00	119.00	119.00
C3B	1°33'36"31"	630.00	107.49	107.49
C3C	15°42'28"	1030.00	282.38	282.38
C3D	2°44'48"	1030.00	49.37	49.37
C4A	5°33'54"	1030.00	109.00	109.00
C4B	1°42'00"	1470.00	147.00	147.00
C4C	3°09'53"	1470.00	159.00	159.00
C4D	5°50'47"	930.00	270.74	270.74
C5A	5°35'32"	930.00	284.76	284.76
C5B	16°18'44"	930.00	283.88	283.88

R/W CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C6C	5°13'25"	930.00	84.78	84.78
C7A	7°52'08"31"	1.00	13.45	13.45
C7B	71°40'06"	30.00	37.53	37.53
C8	22°49'08"	130.00	51.43	51.43
C9	22°49'08"	70.00	27.88	27.88
C9A	15°06'29"	570.00	150.39	150.39
C9B	15°06'29"	630.00	166.12	166.12
C9C	15°06'29"	630.00	166.12	166.12
C10	21°51'42"	530.00	40.23	40.23
C11	4°20'59"	470.00	35.68	35.68
C11A	15°25'20"	316.50	90.41	90.41
C11B	8°23'55"	316.50	107.91	107.91
C11C	3°53'53"	316.50	75.46	75.46
C11D	3°53'53"	316.50	75.46	75.46
C12	8°23'55"	575.13	42.25	42.25
C13A	7°15'40"	385.55	48.88	48.88
C13B	5°15'58"	325.55	29.92	29.92
C13C	5°15'58"	325.55	29.92	29.92
C13D	10°10'25"	30.00	30.00	30.00
C14	5°16'47"	325.55	57.73	57.73
C14B	13°27'32"	325.55	29.92	29.92
C14D	13°27'32"	325.55	29.92	29.92

FIRST ADDITION TO HIDDEN LAKES SUBDIVISION
LOCATED IN A PORTION OF THE EAST 1/2 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 36, T. 58N. R. 1W. 34E. BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 31ST DAY OF December, 1992.

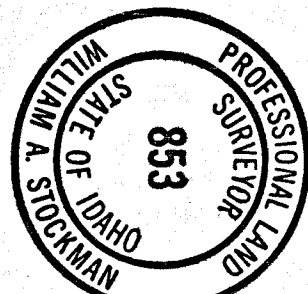
James B. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF FIRST ADDITION TO HIDDEN LAKES AND CHECKED THE COMPUTATIONS SUFFICIENTLY TO DETERMINE THAT IT COMPLETS WITH THE LAWS RELATING TO THE FILING OF PLATS.

DATED THIS 16TH DAY OF February, 1993

William A. Stebbins
ACTING BONNER COUNTY SURVEYOR



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 1992.

DATED THIS 16TH DAY OF February, 1993.

Bruce W. Walker
BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT, NO BUILDING DWELLING OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED. THIS PLAT APPROVED THIS 12TH DAY OF February, 1993.

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 12TH DAY OF February, 1993.

James E. Brown
PANHANDLE HEALTH DISTRICT 1

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS 24TH DAY OF February, 1993

Clarence Steiner
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING COMMISSION CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS 15TH DAY OF February, 1993.

Hans David Steiner
CHAIRMAN OF THE BONNER COUNTY PLANNING COMMISSION

DATED THIS 24TH DAY OF February, 1993

Raymond S. Swank
COUNTY PLANNING AND ZONING COORDINATOR

RECORDER'S CERTIFICATE

FILED THIS 26TH DAY OF Feb, 1993 AT 3:55PM IN BOOK 4 OF PLATS AT PAGE 161
AT THE REQUEST OF Sandpoint Title Insurance, MARIE SCOTT, by M. Morris
COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SUN MOUNTAIN CORPORATION, WILLIAM A. BERRY, PRESIDENT, AN IDAHO CORPORATION, FULLY AUTHORIZED TO DO BUSINESS IN THE STATE OF IDAHO AND HIDDEN LAKES LIMITED PARTNERSHIP, AN IDAHO LIMITED PARTNERSHIP, WILLIAM A. BERRY, GENERAL PARTNER, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND STREETS AS HEREIN PLATTED TO BE KNOWN AS FIRST ADDITION TO HIDDEN LAKES SUBDIVISION, A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER, NORTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEING THE INITIAL POINT THENCE NORTH 89°22'25" WEST A DISTANCE OF 290.00 FEET TO A POINT OF NON-TANGENT CURVATURE THENCE 81.61 FEET ALONG A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 35°05'42" WEST 81.61 FEET ALONG A CURVE TO THE RIGHT 1745.27 FEET) THENCE SOUTH 33°45'19" WEST A DISTANCE OF 934.04 FEET THENCE 219.76 FEET ALONG A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 38°21'02" WEST, 219.92 FEET) WITH A RADIUS OF 1370.00 FEET TO A POINT OF NON-TANGENCY THENCE SOUTH 51°08'03" EAST A DISTANCE OF 449.18 FEET THENCE NORTH 0°35'49" EAST A DISTANCE OF 196.00 FEET THENCE 388.64 FEET ALONG A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 18°16'11" EAST, 388.25 FEET) WITH A RADIUS OF 630.00 FEET THENCE NORTH 35°56'32" EAST A DISTANCE OF 801.97 FEET THENCE 282.38 FEET ALONG A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 43°47'46" EAST, 281.49 FEET) WITH A RADIUS OF 1030.00 FEET THENCE NORTH 51°39'00" EAST A DISTANCE OF 216.52 FEET THENCE 464.39 FEET ALONG A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 42°35'59" EAST, 462.46 FEET) WITH A RADIUS OF 1470.00 FEET THENCE NORTH 33°32'58" EAST A DISTANCE OF 475.59 FEET THENCE 440.82 FEET ALONG A CURVE TO THE CHORD OF WHICH BEARS NORTH 37°32'58" EAST 476.48 FEET THENCE 436.22 FEET WITH A RADIUS OF 930.00 FEET TO A POINT OF NON-TANGENT CURVATURE THENCE 37.53 FEET ALONG A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 83°29'23" WEST, 35.13 FEET) WITH A RADIUS OF 30.00 FEET TO A POINT OF REVERSE CURVATURE THENCE 75.86 FEET ALONG A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 78°42'02" WEST, 72.20 FEET) WITH A RADIUS OF 70.00 FEET THENCE SOUTH 70°15'16" WEST 54.24 FEET THENCE 9.77 FEET ALONG A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 58°30'42" WEST, 54.24 FEET) WITH A RADIUS OF 130.00 FEET THENCE SOUTH 47°26'08" WEST A DISTANCE OF 66.00 FEET THENCE 50.30 FEET ALONG A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 34°59'24" WEST, 49.86 FEET) WITH A RADIUS OF 370.00 FEET THENCE SOUTH 62°32'36" WEST A DISTANCE OF 89.96 FEET THENCE 85.85 FEET ALONG A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 51°36'45" WEST, 85.33 FEET) WITH A RADIUS OF 225.00 FEET THENCE SOUTH 40°40'55" WEST A DISTANCE OF 175.23 FEET THENCE 40.23 FEET ALONG A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 38°30'25" WEST, 40.23 FEET) WITH A RADIUS OF 530.00 FEET THENCE SOUTH 36°19'56" WEST A DISTANCE OF 299.94 FEET THENCE 90.72 FEET ALONG A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 44°32'36" WEST, 90.41 FEET) WITH A RADIUS OF 316.50 FEET THENCE SOUTH 52°45'16" WEST A DISTANCE OF 234.42 FEET THENCE 75.46 FEET ALONG A CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 56°57'04" WEST, 75.39 FEET) WITH A RADIUS OF 515.13 FEET THENCE SOUTH 61°08'52" WEST A DISTANCE OF 71.25 FEET THENCE 48.86 FEET ALONG A CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 57°31'02" WEST, 48.83 FEET) WITH A RADIUS OF 385.56 FEET, TO A POINT OF NON-TANGENCY THENCE SOUTH 0°16'43" WEST A DISTANCE OF 335.13 FEET TO THE INITIAL POINT.
THE STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC.

William A. Berry, President, Sun Mountain Corporation

William A. Berry, General Partner, Hidden Lakes Limited Partnership

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS

COUNTY OF BONNER)

ON THIS 19TH DAY OF January, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY

APPEARED William A. Berry, who executed the foregoing owner's certificate and acknowledged to me that he executed the same on behalf of said corporation, in witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
RESIDING AT Sandpoint, Idaho
MY COMMISSION EXPIRES: 10/21/98
Dorsey E. Clatworthy

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS

COUNTY OF BONNER)

ON THIS 19TH DAY OF January, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY

APPEARED William A. Berry, who executed the foregoing owner's certificate and acknowledged to me that he executed the same on behalf of said partnership, in witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
RESIDING AT Sandpoint, Idaho
MY COMMISSION EXPIRES: 10/21/98
Dorsey E. Clatworthy

46056

SECOND ADDITION TO HIDDEN LAKES SUBDIVISION

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

1/64 CORNER SECTION 36 REF. FROM SURVEY BY PLS 974 INST. #234435 RECORDS OF BONNER COUNTY, IDAHO SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED PLS 6107

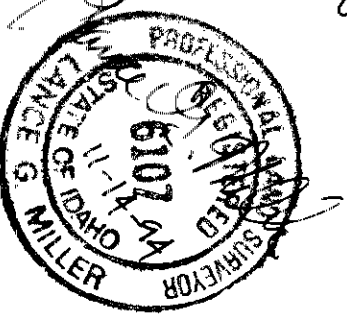
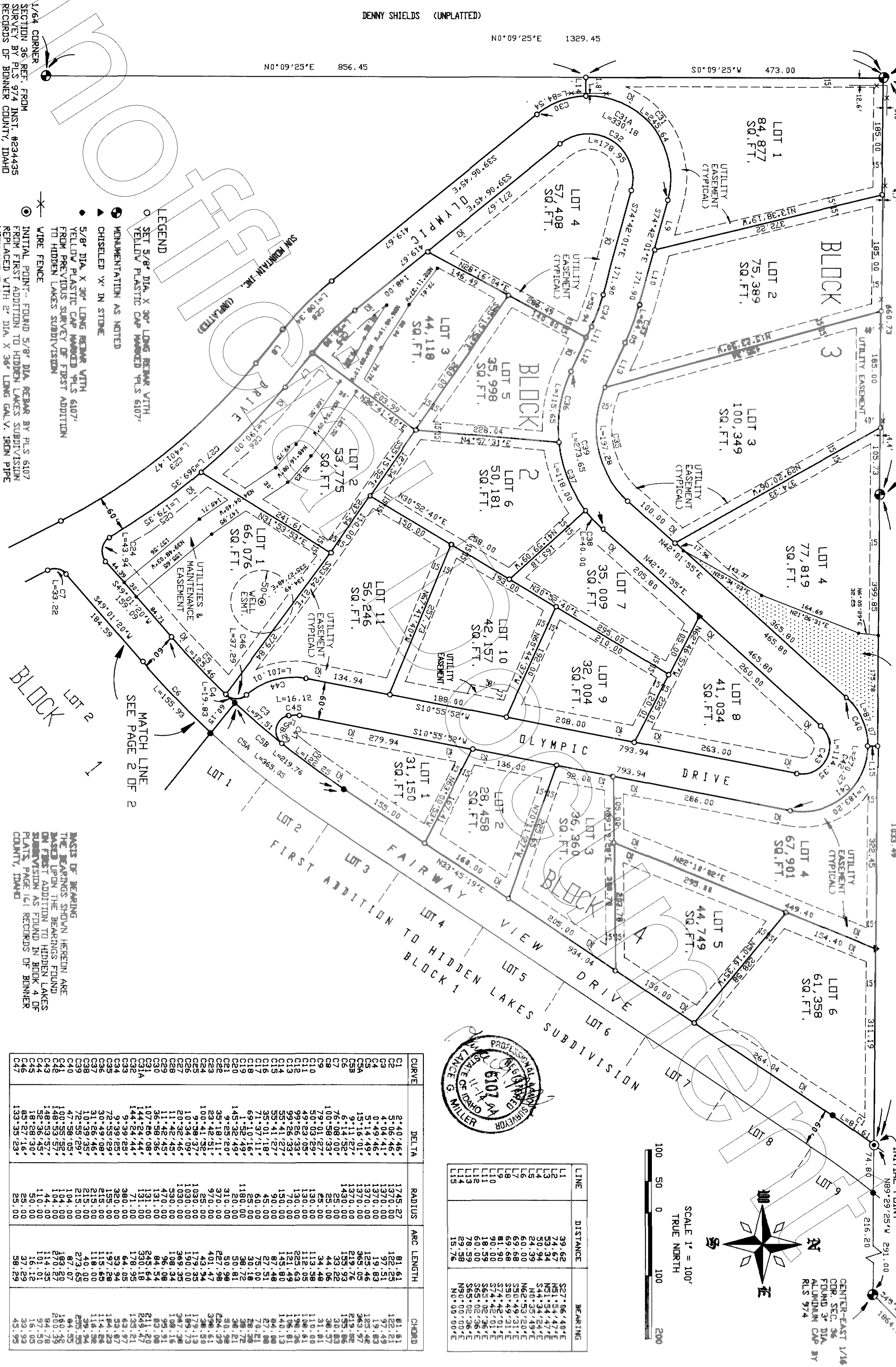
CENTER 1/4 CORNER SECTION 36 REF. FROM SURVEY BY PLS 974 INST. #234435 RECORDS OF BONNER COUNTY, IDAHO SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED PLS 6107

EASEMENT FOR INTERESS, EGRESS & UTILITIES FOR STATE OF IDAHO, SIM MOUNTAIN INC. & SECOND ADDITION TO HIDDEN LAKES SUBDIVISION

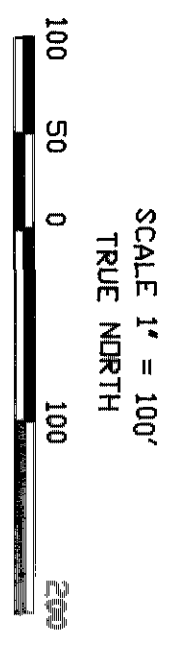
1/16 CORNER FOUND 3 1/2" DIA ALUM. CAP BY PLS 974

INITIAL POINT

1/64 CORNER SECTION 36 REF. FROM SURVEY BY PLS 974 INST. #234435 RECORDS OF BONNER COUNTY, IDAHO SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED PLS 6107



LINE	DISTANCE	BEARING
L1	39.62	S27.06/48.14°E
L2	74.67	N51.54/47.14°E
L3	53.34	N51.54/47.14°E
L4	51.94	N03.34/24.14°E
L5	24.39	N02.53/49.14°E
L6	61.00	N02.53/49.14°E
L7	63.68	S20.49/21.14°E
L8	81.90	S24.42/01.14°E
L9	90.00	S74.42/01.14°E
L10	18.59	S65.02/26.14°E
L11	60.00	S65.02/26.14°E
L12	78.39	S65.02/26.14°E
L13	25.78	N00.00/00.00°E
L14		
L15		



- LEGEND**
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED PLS 6107
 - MONUMENTATION AS NOTED
 - ▲ CHASELEED "X" IN STRIKE
 - 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED PLS 6107 FROM PREVIOUS SURVEY OF FIRST ADDITION TO HIDDEN LAKES SUBDIVISION
 - ✕ WIRE FENCE
 - INITIAL POINT - FOUND 5/8" DIA. REBAR BY PLS 6107 FROM FIRST ADDITION TO HIDDEN LAKES SUBDIVISION REPLACED WITH 2" DIA. X 36" LONG GALV. IRON PIPE WITH HUB/TACK
 - CALCULATED POINT - NOT SET
 - - - UTILITY EASEMENT DELINEATION

NOTES OF BEARING

THE BEARINGS SHOWN HEREIN ARE BASED UPON THE BEARINGS FOUND ON FIRST ADDITION TO HIDDEN LAKES SUBDIVISION AS FOUND IN BOOK 4 OF PLATS, PAGE 161 RECORDS OF BONNER COUNTY, IDAHO

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C1	3.40/46.4	1745.27	81.61	182.81
C2	5.06/46.4	1370.00	122.85	197.49
C3	4.04/41.1	1370.00	19.83	19.83
C4	0.49/44.6	1370.00	125.46	183.46
C5	5.14/49.9	1370.00	365.05	577.97
C6	15.16/01.1	1370.00	218.76	218.76
C7	9.11/27.7	1370.00	123.82	123.82
C8	7.6/08.0	1370.00	44.06	44.06
C9	100.03/29.9	130.00	113.58	110.00
C10	50.03/29.9	130.00	112.05	108.61
C11	49.23/05.5	130.00	112.05	108.61
C12	99.26/03.3	130.00	225.63	199.26
C13	25.26/23.3	130.00	124.49	118.91
C14	59.41/27.7	130.00	67.48	67.48
C15	35.01/18.7	45.00	27.51	27.51
C16	71.97/11.1	60.00	75.00	75.00
C17	69.10/16.6	25.00	30.18	30.18
C18	1.52/49.9	1180.00	38.72	38.72
C19	143.32/49.9	20.00	39.81	39.81
C20	28.53/20.0	310.00	50.98	50.98
C21	28.53/20.0	310.00	50.98	50.98
C22	23.42/51.1	970.00	401.47	384.61
C23	100.41/32.4	25.00	43.34	43.34
C24	9.38/37.7	1030.00	179.13	179.13
C25	10.34/09.9	1030.00	189.73	189.73
C26	20.32/46.6	1030.00	368.33	368.33
C27	11.42/42.9	390.00	108.34	108.34
C28	11.42/42.9	390.00	108.34	108.34
C29	45.45/32.4	170.00	82.08	82.08
C30	45.45/32.4	170.00	82.08	82.08
C31	107.26/08.0	131.00	245.64	211.80
C31A	144.24/44.4	131.00	245.64	211.80
C32	9.39/29.9	380.00	178.95	178.95
C33	9.39/29.9	380.00	178.95	178.95
C34	9.39/29.9	380.00	178.95	178.95
C35	7.2/32.4	495.00	59.94	59.94
C36	7.2/32.4	495.00	59.94	59.94
C37	10.39/35.7	215.00	118.80	118.80
C38	30.26/46.6	140.00	114.80	114.80
C39	72.55/29.9	273.65	273.65	273.65
C40	47.58/05.5	104.00	87.07	87.07
C41	100.35/52.7	104.00	189.82	189.82
C42	148.53/57.7	104.00	270.52	270.52
C43	152.32/45.5	14.00	14.00	14.00
C44	18.28/30.0	50.00	16.12	16.12
C45	18.28/30.0	50.00	16.12	16.12
C46	69.27/16.6	25.00	37.29	37.29
C47	133.35/23.3	25.00	58.29	58.29

460566

SECOND ADDITION TO HIDDEN LAKES SUBDIVISION

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 36, T. 58N. R. 1W. B.M. BONNER COUNTY, IDAHO THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREIN AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 14th DAY OF November, 1994

William A. Berry
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF SECOND ADDITION TO HIDDEN LAKES SUBDIVISION AND CHECKED THE COMPUTATIONS SUFFICIENTLY TO DETERMINE THAT IT COMPLETES WITH THE LAWS RELATING TO THE FILING OF PLATS.

DATED THIS 17th DAY OF November, 1994

William A. Stebbins
ACTING BONNER COUNTY SURVEYOR

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 1994

DATED THIS 18th DAY OF February, 1995

Sharon Willson
BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT, NO BUILDING, DWELLING OR SHELTER SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 1st DAY OF December, 1994

Chela C. Archer
PANHANDLE HEALTH DISTRICT 1

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 15 DAY OF Feb, 1995

Margie Newcomb
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING COMMISSION CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED DATED THIS 29th DAY OF February, 1995

William A. Berry
CHAIRMAN OF THE BONNER COUNTY PLANNING COMMISSION

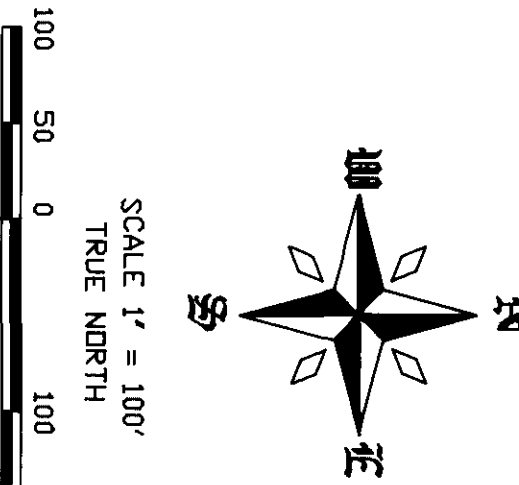
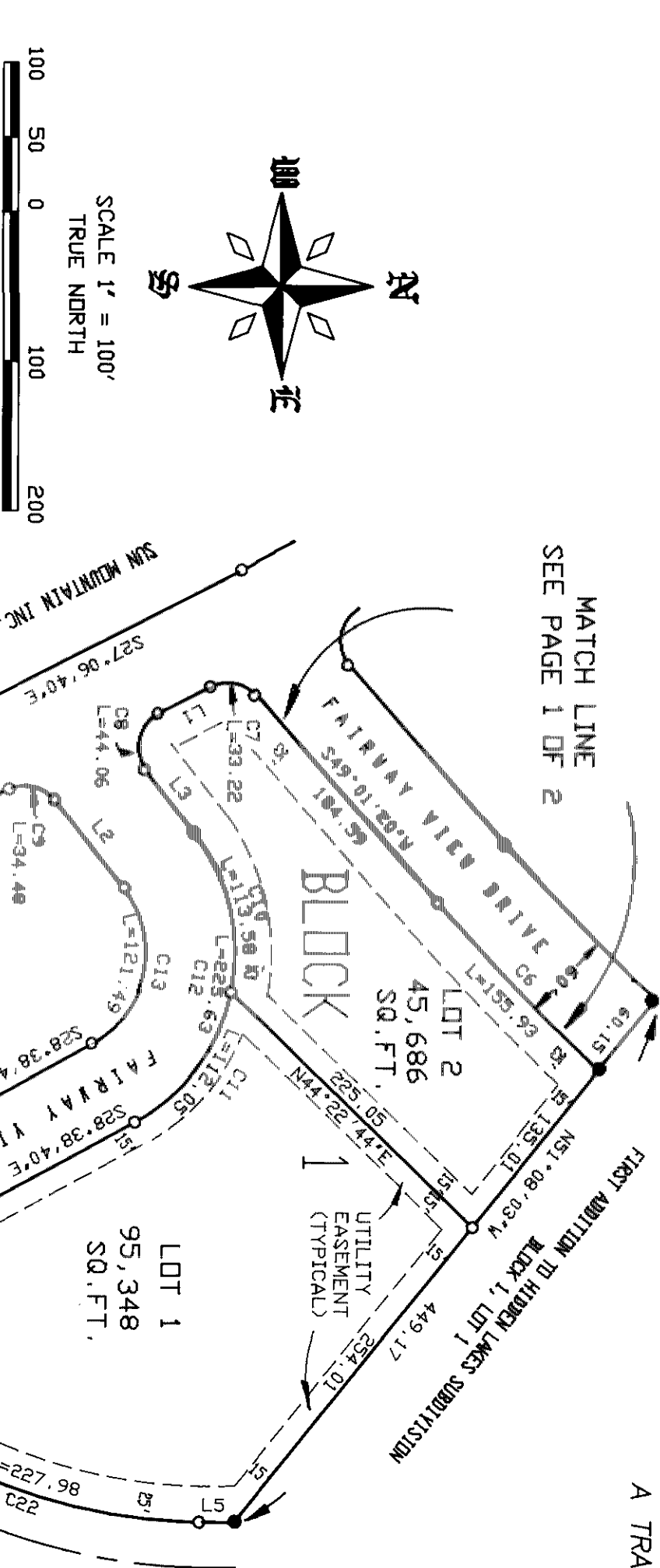
DATED THIS 15 DAY OF February, 1995

Walt C. Leaf
BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER
ON THIS 14th DAY OF November, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

William A. Berry
TO ME KNOWN TO BE THE PRESIDENT OF SUN MOUNTAIN CORPORATION, WHO EXECUTED THE FOREGOING OWNER'S CERTIFICATE, AND IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT 105 N. 1st Ave. Sandpoint, Id 83864 Nancy E. Platenberg
MY COMMISSION EXPIRES: October 21, 1998
NOTARY PUBLIC



- NOTES:
1. IN ORDER TO CONTROL EROSION AND POSSIBLE SEDIMENTATION OF NEARBY DRAINAGE WAYS AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE DESIGNED PER BONNER COUNTY STORM WATER MANAGEMENT DRAINAGE EROSION CONTROL MEASURES SUCH AS PLACEMENT OF SILT FENCES OR STRAW BARRIERS CAN BE USED UNTIL VEGETATION OR OTHER MEASURES ARE PERMANENTLY ESTABLISHED.
 2. THESE TRACTS MAY NOT BE FURTHER SUBDIVIDED WITHOUT WRITTEN APPROVAL OF THE PLANNING AND ZONING COMMISSION AND BONNER COUNTY COMMISSIONERS.
 3. A STORMWATER MANAGEMENT PLAN MUST BE FILED WITH THE BONNER COUNTY PLANNING DEPARTMENT PRIOR TO ANY CONSTRUCTION.
 4. C/CARS ARE FILED AT THE BONNER COUNTY RECORDERS OFFICE, RECORDATION NO. 455604

WATER SERVICE NOTE:
ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM SUN MOUNTAIN WATER SYSTEM.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SUN MOUNTAIN CORPORATION, WILLIAM A. BERRY, PRESIDENT, AN IDAHO CORPORATION, DULY AUTHORIZED, TO DO BUSINESS IN THE STATE OF IDAHO IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND STREETS, AS HEREIN PLATTED TO BE KNOWN AS SECOND ADDITION TO HIDDEN LAKES SUBDIVISION, A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER NORTHEAST QUARTER OF SAID SECTION 36, THENCE NORTH 89°29'25" WEST A DISTANCE OF 291.00 FEET TO A POINT SAID POINT BEING THE INITIAL POINT, THENCE CONTINUING NORTH 89°29'25" WEST A DISTANCE OF 1694.22 FEET, THENCE SOUTH 0°09'25" WEST A DISTANCE OF 473.00 FEET, THENCE EAST A DISTANCE OF 29.58 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE 84.54 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 131.00 FEET (THE CHORD OF WHICH BEARS SOUTH 20°37'27" EAST 83.00 FEET), THENCE SOUTH 39°06'45" EAST A DISTANCE OF 419.67 FEET, THENCE 108.34 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 53.00 FEET (THE CHORD OF WHICH BEARS SOUTH 44°58'08" EAST, 108.16 FEET), THENCE SOUTH 50°49'21" EAST A DISTANCE OF 69.68 FEET, THENCE 401.47 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 97.00 FEET, THENCE SOUTH 38°58'05" EAST, 398.61 FEET, THENCE NORTH 27°06'40" EAST A DISTANCE OF 331.66 FEET, THENCE NORTH 34.48 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET (THE CHORD OF WHICH BEARS NORTH 12°24'03" EAST, 31.81 FEET), THENCE NORTH 51°54'47" EAST A DISTANCE OF 74.67 FEET, THENCE 121.49 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2.00 FEET (THE CHORD OF WHICH BEARS SOUTH 78°19'57" EAST, 106.81 FEET), THENCE SOUTH 88°38'40" EAST A DISTANCE OF 54.03 FEET, THENCE 87.48 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 9.00 FEET (THE CHORD OF WHICH BEARS SOUTH 27°02'47" WEST, 17.04 FEET), THENCE 75.00 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 6.00 FEET (THE CHORD OF WHICH BEARS SOUTH 84°45'49" EAST, 70.21 FEET), THENCE SOUTH 44°34'29" EAST A DISTANCE OF 30.19 FEET, THENCE 301.8 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 23.00 FEET (THE CHORD OF WHICH BEARS 35°59'16" EAST, 28.38 FEET) TO A POINT OF NON-TANGENT CURVATURE, THENCE 38.72 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 18.00 FEET (THE CHORD OF WHICH BEARS NORTH 25°32'16" EAST, 38.72 FEET), THENCE NORTH 26°28'40" EAST A DISTANCE OF 233.05 FEET, THENCE 50.98 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 31.00 FEET (THE CHORD OF WHICH BEARS NORTH 31°12'0" EAST, 50.92 FEET), THENCE NORTH 35°54'00" EAST A DISTANCE OF 92.45 FEET, THENCE 227.98 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 37.00 FEET (THE CHORD OF WHICH BEARS NORTH 18°14'94" EAST, 22.439 FEET), THENCE NORTH 0°33'49" EAST A DISTANCE OF 219.76 FEET, THENCE 44.91 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE 219.76 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 197.00 FEET (THE CHORD OF WHICH BEARS NORTH 38°21'02" EAST, 219.92 FEET), THENCE NORTH 33°45'19" EAST A DISTANCE OF 94.04 FEET, THENCE 91.61 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1745.27 FEET (THE CHORD OF WHICH BEARS N35°05'42" EAST, 81.61 FEET) TO THE INITIAL POINT.

RECORDER'S CERTIFICATE

FILED THIS 16 DAY OF February, 1995, AT 1:50 PM IN BOOK 5 OF PLATS AT PAGE 58
AT THE REQUEST OF *William Berry*
COUNTY RECORDER *Walt C. Leaf*

MARY'S PACK RIVER LOTS

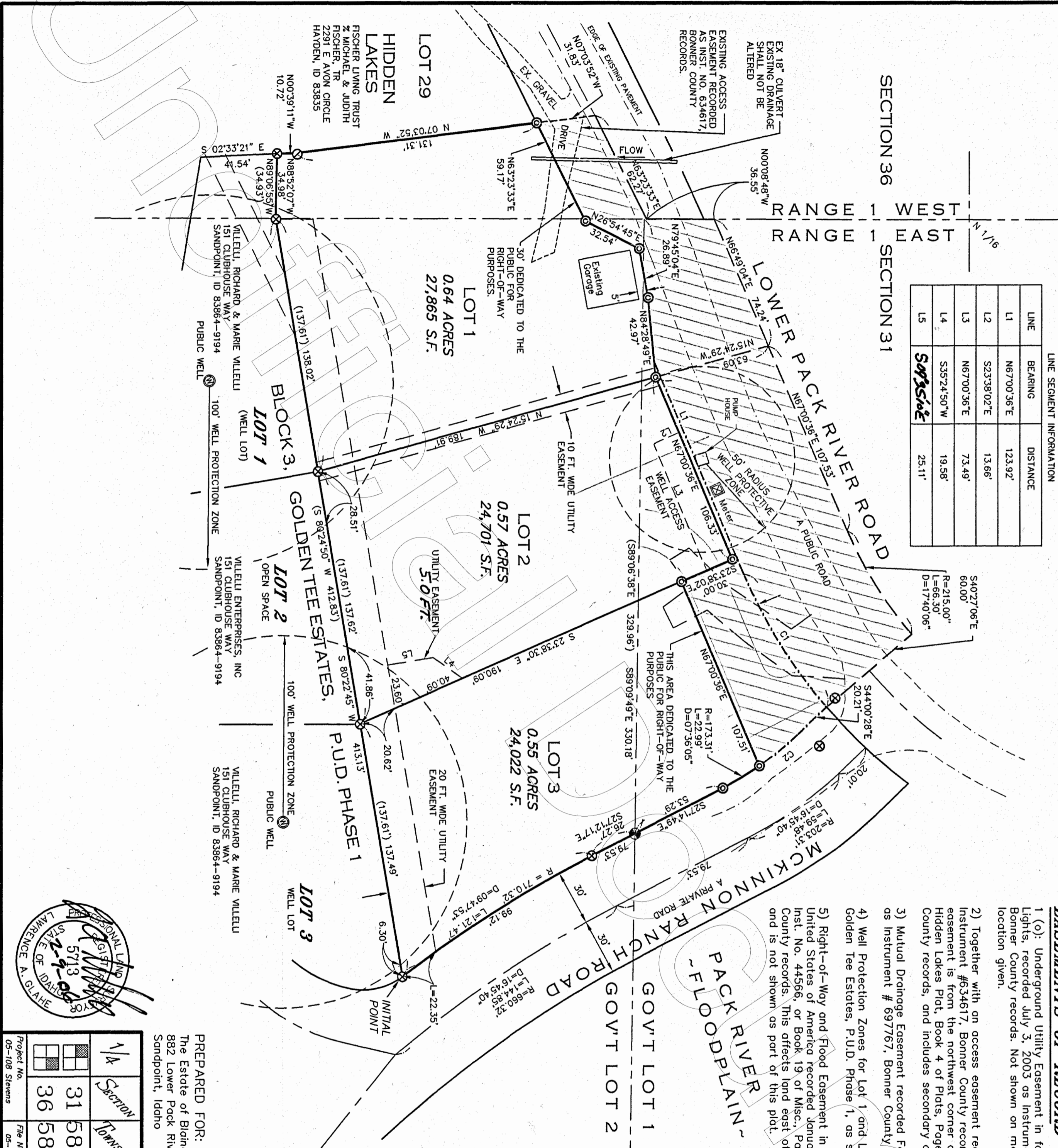
IN GOVERNMENT LOTS 1 and 2 OF SECTION 31,
TOWNSHIP 58 NORTH, RANGE 1 EAST & SE 1/4 NE 1/4
OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

CURVE INFORMATION

CURVE	RADIUS	ARC LENGTH	DELTA
C1	275.00'	84.59'	173°7'24"
C2	173.31'	27.71'	090°9'37"

LINE SEGMENT INFORMATION

LINE	BEARING	DISTANCE
L1	N67°00'36"E	123.92'
L2	S23°38'02"E	13.66'
L3	N67°00'36"E	73.49'
L4	S35°24'50"W	19.58'
L5	<i>Survey</i>	25.11'



EASEMENTS OF RECORD

- Underground Utility Easement in favor of Northern Lights, recorded July 3, 2003 as Instrument #628313, Bonner County records. Not shown on map, no exact location given.
- Together with an access easement recorded as Instrument #34617, Bonner County records. Said easement is from the northwest corner of Lot 29, Hidden Lakes Plat, Book 4 of Plats, Page 64, Bonner County records, and includes secondary access road.
- Mutual Drainage Easement recorded February 7, 2006 as Instrument # 697767, Bonner County records.
- Well Protection Zones for Lot 1 and Lot 3, Block 3, Golden Tee Estates, P.U.D. Phase 1, as shown on map.
- Right-of-Way and Flood Easement in favor of the United States of America recorded January 8, 1953 as Inst. No. 44566, or Book 19 of Misc., Page 522, Bonner County records. This affects land east of Jim Brown Way and is not shown as part of this plat.

BASIS OF BEARINGS

All Bearings are based upon Plat of Golden Tee Estates Planned Unit Development (Phase One) as recorded in Book 6, Page 108, Bonner County Records.

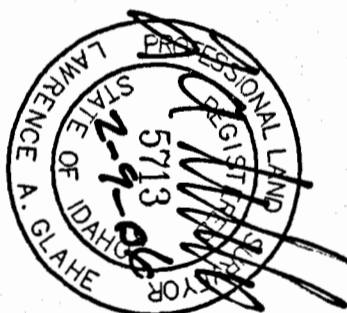
LEGEND

- Sectional Corner as noted.
-
- Plastic Cap marked "GLAHE PLS 5713".
-
- Existing Well
- Found, Alum. Cap by PLS 3628
-
-
- Area Dedicated to Bonner County for Road Right-of-Way purposes by this Instrument.

NOTES

- Water Services for the Lots within this Plat will be supplied by Hidden Lakes Subdivision and Golf Course public water system.
- Sewer Services for the Lots within this Plat will be provided by Hidden Lakes Subdivision and Golf Course public sewer system.
- Solid Waste disposal to be the responsibility of each Lot Owner.
- This Plat is intended for Residential Purposes.
- This Plat is located within the 100 to 500 year floodplain known as Flood Zone B, FRM, Panel #215B.
- The private road, McKinnon Ranch Road, has not been constructed to County Standards for Maintenance. This Road shall be maintained at the sole expense of the Property Owners until such time as it is constructed to County Standards for maintenance at no expense to the Taxpayers and is dedicated to the Public by the Lot Owners and accepted into the County's Maintenance System by the Bonner County Board of Commissioners.
- All lots within this subdivision have been designed to be developed with grassed infiltration areas to manage on-site stormwater runoff consistent with the January 26, 2002, B. Scott Brown Storm Water Management Plan and Site Plan.

PREPARED FOR:
The Estate of Blaine Stevens and Mary Stevens
882 Lower Pack River Road
Sandpoint, Idaho



Project No.	05-108 Stevens	Section	31	Township	58N	Range	1E	Plat Date	2/9/06
File Name	05-108 Plat Plat	Section	36	Township	58N	Range	1W	Plat Date	2/9/06

ALASKA
ARIZONA
IDAHO
MONTANA
NEW MEXICO
OREGON
WASHINGTON
WYOMING

MARY'S PACK RIVER LOTS
A PLAT
OF
GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
308 Church Street
Sandpoint, Idaho 89864

Scale: 1" = 40'
Checked By: LAC
Date: APRIL 2005
Drawn By: TRP
Sheet: 1 of 2

699091

A PLAT
OF

MARY'S PACK RIVER LOTS
IN GOVERNMENT LOTS 1 and 2 OF SECTION 31,
TOWNSHIP 58 NORTH, RANGE 1 EAST & SE 1/4 NE 1/4
OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BK 7 pg 282
2092

Attachment A
Case No. VPI-W-24-01
Comments
June 13, 2024

PANHANDLE HEALTH DISTRICT 1

A Sanitary Restriction according to Idaho Code 50-1326 to 50-1329 is imposed on this Plat. No building, dwelling or shelter shall be erected until sanitary restriction requirements are satisfied and lifted.

This short plat approved this 16th day of Feb., 2006.

[Signature]
Panhandle Health District 1

Sanitary Restrictions satisfied and lifted this 16th day of Feb., 2006

[Signature]
Panhandle Health District 1

WATER AND SEWER STATEMENT

The Water Supply shall be by Hidden Lakes Subdivision and Golf Course Public Water System.
Sewage Disposal shall be by Hidden Lakes Subdivision and Golf Course Public Sewer System.

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved.

Dated this 24th day of February, 2006.

[Signature]
Jake Maria Hakeley, AICP
Bonner County Planning Director

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners, Bonner County, Idaho.

Dated this 28th day of FEB., 2006.

[Signature]
Chairman, Board of Bonner County Commissioners

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the herein described property have been fully paid up to and including the year 2005.

Dated this 15th day of February, 2006.

[Signature]
Bonner County Treasurer

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of MARY'S PACK RIVER LOTS, 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 23rd day of February 2006.

[Signature]
Bonner County Surveyor

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that BLAINE AND MARY STEVENS, husband and wife, are the record Owner of the Real Property described in this certificate and have caused the same to be platted and known as "MARY'S PACK RIVER LOTS" in a portion of Government Lots 1 and 2, Section 31, Township 58 North, Range 1 East, and a portion of the Northeast Quarter (NE 1/4) of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Beginning at the northeast corner of Lot 3, Block 3, Golden Tee Estates P.U.D., Phase 1, recorded in Book 6 of Plats, Page 108, records of Bonner County, Idaho; Being the INITIAL POINT;
Thence South 80°22'45" West, a distance of 412.83 feet;
Thence North 88°52'07" West, a distance of 34.98 feet to the northwest corner of Lot 3, Block 3, Golden Tee Estates P.U.D., Phase 1;
Thence North 00°39'11" West, a distance of 10.72 feet;
Thence North 07°03'52" West, a distance of 131.31 feet;
Thence North 63°23'33" East, a distance of 59.17 feet;
Thence North 26°54'45" East, a distance of 32.54 feet;
Thence North 79°43'04" East, a distance of 26.89 feet;
Thence North 84°28'49" East, a distance of 42.97 feet;
Thence North 67°00'36" East, a distance of 106.33 feet;
Thence South 23°38'02" East, a distance of 30.00 feet;
Thence North 67°00'36" East, a distance of 107.51 feet to a point on the west right-of-way line of Jim Brown Way, a private road;
Thence along said west right-of-way line the following four courses:
1. Along a 173.31 foot radius curve, (the chord of which bears South 31°02'51" East, 22.97 feet) through a central angle of 07°36'05", an arc distance of 22.99 feet;
2. South 27°14'49" East, a distance of 53.29 feet;
3. South 27°12'17" East, a distance of 26.27 feet;
4. Along a 710.32 foot radius curve, (the chord of which bears South 32°08'45" East, 121.32 feet) through a central angle of 09°47'53", an arc distance of 121.47 feet to the INITIAL POINT.

ALSO that portion depicted as Lower Pack River Road hereby dedicated to Bonner County for Right-of-Way purposes.
TOGETHER WITH and SUBJECT TO: All other Easements of Record.

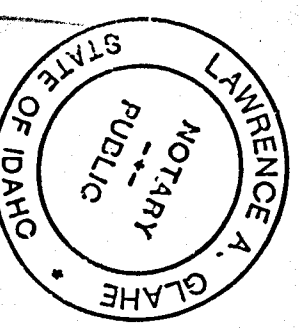
[Signature]
MARY E. STEVENS, Personal Representative of Estate of Blaine Stevens Estate, deceased, Inst. No. 697766 dated Feb. 7, 2006.

[Signature]
MARY STEVENS

ACKNOWLEDGMENT

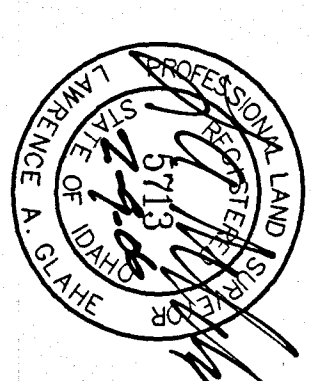
STATE OF IDAHO SS
COUNTY OF BONNER SS
On this 15th day of FEB., 2006, before me, the undersigned, a Notary Public, personally appeared MARY STEVENS, known or identified to me, to be the individual who executed the foregoing instrument and acknowledged the execution of said instrument to be the free and voluntary act and deed for the uses and purposes herein mentioned. I have hereunto set my hand and seal the date last above written.

[Signature]
Notary Public
Notary Public for the State of IDAHO
Residing at: SAND POINT
My Commission Expires: 10-21-08



SURVEYOR'S CERTIFICATE

I, Lawrence A. Glahn, PLS 5713, State of Idaho, do 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, and Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho, and that the distances, courses and angles are shown correctly thereon and that the monuments have been placed and all Lot corners properly set and the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER'S CERTIFICATE

Filed this 1st day of March 2006, at 2:37 P.M., in Book 7 of —
Plats, on page 282, at the request of Welch

MARIE SCOTT By *[Signature]* 699091 \$ 11.00
Bonner County Recorder Instrument No.

Project No. 05-108 Stevens	Section 31	Township 58N	Range 1E	ALASKA IDAHO ARIZONA MONTANA NET MEXICO	<p>MARY'S PACK RIVER LOTS A PLAT OF GLAHL & ASSOCIATES PROFESSIONAL LAND SURVEYORS 308 Church Street Sandpoint, Idaho 83864</p>
File Name: 05-108 Final Plat	36	58N	1W	OREGON WASHINGTON	
Plat Date: 2/9/06					Scale: 1" = 40'
<p>Checked By: LAG Date: APRIL 2005</p>					Drawn By: JRP Sheet: 2 of 2

VP Service Area



Bonner County provides the data "as is" with no claim as to its accuracy.

1/5/2024

Road Centerlines

- Primary
- Secondary
- Local; Ramp

Parcels

- World Boundaries and Places
- World Imagery
- Low Resolution 15m Imagery

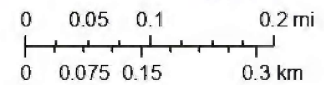
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata

1:9,500



Attachment B

Case No. VPI-W-24-01

Comments

June 13, 2024

Esri, HERE, Garmin, (c) OpenStreetMap

CUSTOMER RATES AND REVENUE

Line	APPLICATION					STAFF RECOMMENDATIONS		
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
	No. of Customers	Present Rates	Revenue at Present Rates	Requested Rates	Requested Revenue	No. of Customers	Staff Recommended Rates	Staff Revenue
1 Residential	7	\$ 35.00	\$ 2,940		\$ -	0	\$ -	\$ -
2 Residential	63	\$ 40.00	\$ 30,240		\$ -	24	\$ 40.00	\$ 11,520
3 Residential	1	\$ 45.00	\$ 540	\$ 55.00	\$ 46,860	47	\$ 55.00	\$ 31,020
4	71		\$ 33,720			71		
5			Company Requested Revenue		<u>\$ 46,860</u>		Staff Recommended Revenue	<u>\$ 42,540</u>
6			Company Reported Revenue		<u>\$ 37,629</u>		Staff Adj to Reported Revenue	<u>\$ 34,305</u>
7			Increase to Reported Revenue		<u>\$ 9,231</u>		Increase to Staff's Reported Revenue	<u>\$ 8,235</u>
8			Percentage Increase		25%		Percentage Increase	24%

RESULTS OF OPERATIONS WITH STAFF ADJUSTMENTS

	(A) Test Year 2023	(B) STAFF ADJ TOTAL	(C) STAFF TOTAL
Water Revenues			
1 Unmetered	\$ 36,629	\$ (2,324)	\$ 34,305
2 Other Water Sales Revenue	\$ 1,000	\$ (1,000)	\$ -
3 Total Revenues	<u>\$ 37,629</u>	<u>\$ (3,324)</u>	<u>\$ 34,305</u>
Operating Expenses			
4 Chemicals	\$ 894	\$ -	\$ 894
5 Materials & Supplies-Operation & Maintenance	\$ 5,576	\$ (2,324)	\$ 3,252
6 Materials & Supplies-Admin & General	\$ 100	\$ -	\$ 100
7 Contract Services-Professional	\$ 14,400	\$ 1,200	\$ 15,600
8 Contract Services-Accounting	\$ 10,435	\$ -	\$ 10,435
9 Contract Services	\$ 5,000	\$ (5,000)	\$ -
10 Contract Services-Water Testing (Monthly)	\$ 861	\$ -	\$ 861
11 Insurance	\$ 2,192	\$ -	\$ 2,192
12 Utilities	\$ 2,349	\$ 183	\$ 2,532
13 Rate Case Expense (Amortization)	\$ 525	\$ 1,358	\$ 1,883
14 Miscellaneous Expenses	\$ 531	\$ -	\$ 531
15 TOTAL Operating Expenses	<u>\$ 42,863</u>	<u>\$ (4,583)</u>	<u>\$ 38,280</u>
16 Depreciation Expense	\$ -	\$ 1,138	\$ 1,138
17 Property Taxes	\$ 1,538	\$ -	\$ 1,538
18 Other Taxes (list) DEQ Fees	\$ 500	\$ -	\$ 500
19 TOTAL Expenses from Operations	<u>\$ 44,901</u>	<u>\$ (3,445)</u>	<u>\$ 41,456</u>
20 Net Operating Income	<u>\$ (7,272)</u>	<u>\$ 121</u>	<u>\$ (7,150)</u>
Rate Base			
21 Plant in Service	\$ 137,767	\$ 27,051	\$ 164,818
22 Accumulated Depreciation	\$ 27,051	\$ 4,841	\$ 31,892
23 Net Plant in Service	<u>\$ 110,716</u>	<u>\$ 22,210</u>	<u>\$ 132,926</u>
24 Less Contributed Capital	\$ -	\$ (110,716)	\$ (110,716)
25 Total Net Plant in Service	<u>\$ 110,716</u>	<u>\$ (88,506)</u>	<u>\$ 22,210</u>
26 Add Working Capital (1/8 Operating Expenses)	<u>\$ -</u>	<u>\$ 4,785</u>	<u>\$ 4,785</u>
27 Total Rate Base	<u>\$ 110,716</u>	<u>\$ (83,721)</u>	<u>\$ 26,995</u>
28 Incremental Revenue Requirement	<u>\$ 26,196</u>	<u>\$ (12,523)</u>	<u>\$ 13,672</u>

PLANT-IN-SERVICE**DEPRECIATION**

Plant in Service ("PIS")		(A)	(B)	(C)	(D)	(E)	(F)
ACCT #	DESCRIPTION	Application	PIS ADJ	Total PIS	Depreciable Life	Annual Dep. Exp.	Accumulated Dep. Exp.
1	303 Land	\$ 110,716	\$ (110,716)	\$ -	0	\$ -	\$ -
2	307 Wells-Rehab of Well 2	\$ -	\$ 21,474	\$ 21,474	25	\$ 859	\$ 3,865
3	311 Power Pumping Equipment-New Pump	\$ -	\$ 5,577	\$ 5,577	20	\$ 279	\$ 976
4	TOTAL PLANT-IN-SERVICE	<u>\$ 110,716</u>	<u>\$ (83,665)</u>	<u>\$ 27,051</u>		<u>\$ 1,138</u>	<u>\$ 4,841</u>

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT I HAVE THIS 13TH DAY OF JUNE 2024,
SERVED THE FOREGOING **COMMENTS OF THE COMMISSION STAFF**, IN CASE
NO. VPI-W-24-01, BY E-MAILING A COPY THEREOF, TO THE FOLLOWING:

RICHARD A. VILLELLI
VP, INC.
PO BOX 1785
SANDPOINT, ID 83864-0903
E-MAIL: dick@villellipnw.com

BOB HANSEN
WATER SYSTEMS MGT., INC.
WSM, INC.
67 WILDHORSE TRAIL
SANDPOINT, ID 83864
E-MAIL: wsmibob@aol.com


PATRICIA JORDAN, SECRETARY