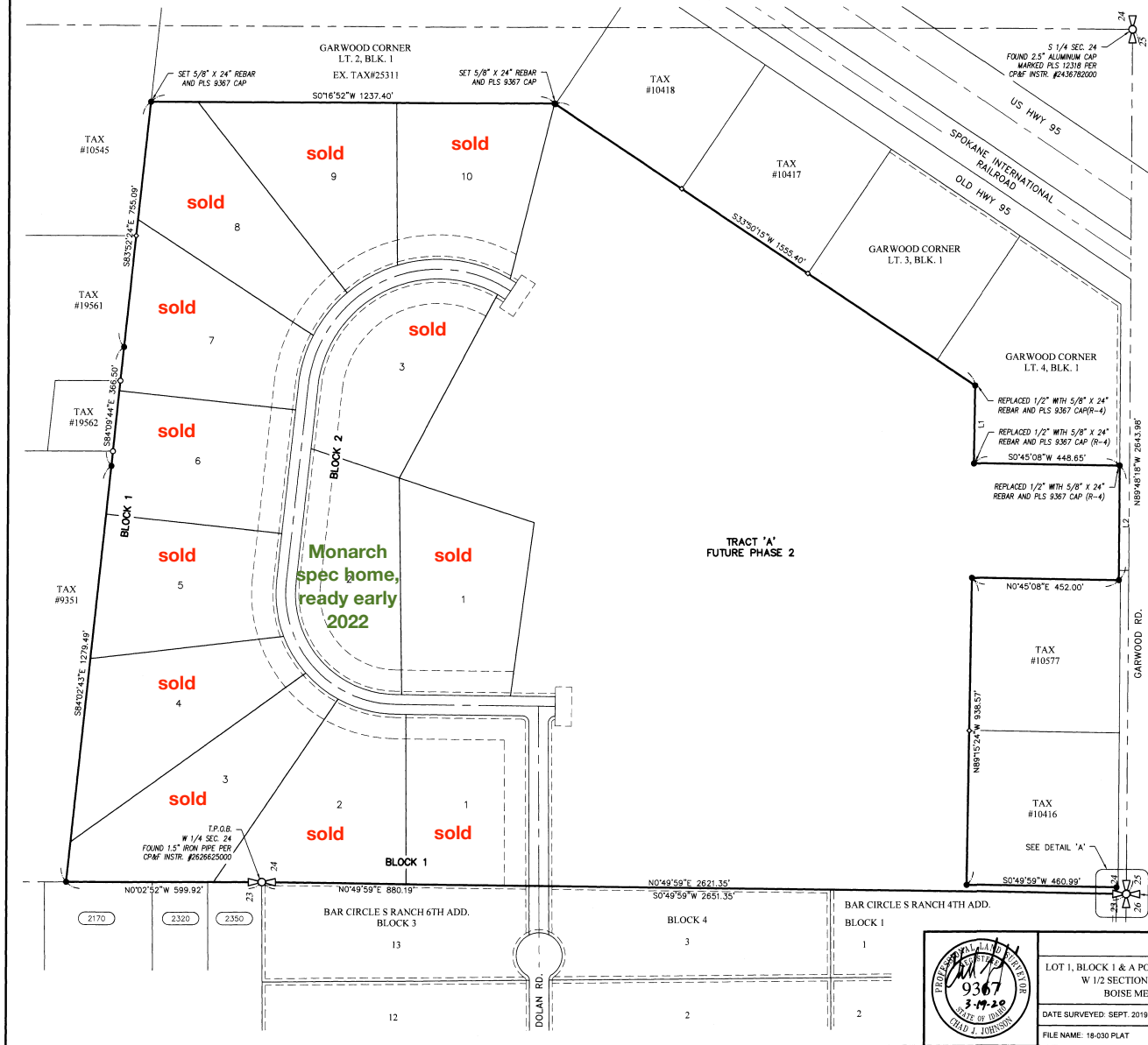


THE GLADES

A REPLAT OF LOT 1, BLOCK 1 AND A PORTION OF LOT 2 BLOCK 1 OF GARWOOD CORNER
LYING WITHIN A PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 52 N., RANGE 4 W., BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

BOOK 448 PAGE 448
INST. # 2748318000



H-SCALE 1" = 200'
200' 100' 200' 400'

- LEGEND**
- FOUND 5/8" REBAR AND CAP MARKED PLS 3814. OR AS NOTED
 - FOUND 1/2" REBAR WITHOUT CAP. OR AS NOTED
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. P.L.S. 9367 OR AS NOTED
 - SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP. P.L.S. 9367
 - SET 5/8" X 24" REBAR WITH 1-1/2" ALUMINUM CAP. P.L.S. 9367
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - E-W 1/4 SECTION CORNER AS NOTED
 - N-S 1/4 SECTION CORNER AS NOTED
 - SECTION CORNER AS NOTED
 - CPA# CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
 - T.P.O.B. TRUE POINT OF BEGINNING

- REFERENCES**
- IN RECORDS OF KOOTENAI COUNTY, IDAHO
- R-1 PLAT OF BAR CIRCLE S RANCH 4TH ADDITION, BY EARL E. SANDERS, PLS 3814, RECORDED IN BOOK F OF PLATS AT PAGES 299 & 298A. AS INSTRUMENT NO. 1212993
 - R-2 PLAT OF BAR CIRCLE S RANCH 8TH ADDITION, BY EARL E. SANDERS, PLS 3814, RECORDED IN BOOK G OF PLATS AT PAGES 31 & 31A. AS INSTRUMENT NO. 1289911.
 - R-3 RECORD OF SURVEY BY RICHARD E. WALTRIP, PLS 9114, RECORDED IN BOOK 28 OF SURVEYS AT PAGES 237 & 237A-Z. AS INSTRUMENT NO. 222849000
 - R-4 PLAT OF GARWOOD CORNER, BY CHAD J. JOHNSON, PLS 9367, RECORDED IN BOOK L OF PLATS AT PAGES 72 & 72A. AS INSTRUMENT NO. 2537577000.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS N 0°49'59" E BETWEEN THE SOUTHWEST CORNER OF SECTION 24 BEING A FOUND 2 1/2" ALUMINUM CAP PER CPA# INSTRUMENT # 2436781000 AND THE WEST QUARTER CORNER OF SECTION 24 BEING A FOUND 1 1/2" IRON PIPE PER CPA# INSTRUMENT # 1742793. PER (R-4)

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.

SURVEYORS NARRATIVE

THIS PURPOSE OF THIS PLAT IS TO RE-PLAT LOT 1 BLOCK 1 AND A PORTION OF LOT 2 BLOCK 1 PER THE ORIGINAL PLAT OF GARWOOD CORNER AND TO RE-DEVELOP THEM INTO 5 ACRES PARCELS AS SHOWN HEREON. I FOUND NO REAL DISCREPANCIES FROM THE ADJOINING PLATS AND THE PREVIOUS PLAT OF GARWOOD CORNER AND HELD CORNERS AS FOUND IN THE FIELD. WE ARE ALSO UTILIZING THE GROSS AND NET ACREAGE FOR THE LOT CALCULATIONS WITH THE MINIMUM ACREAGE OF 4.5 ACRES PER PANHANDLE HEALTH DISTRICT REQUIREMENTS.

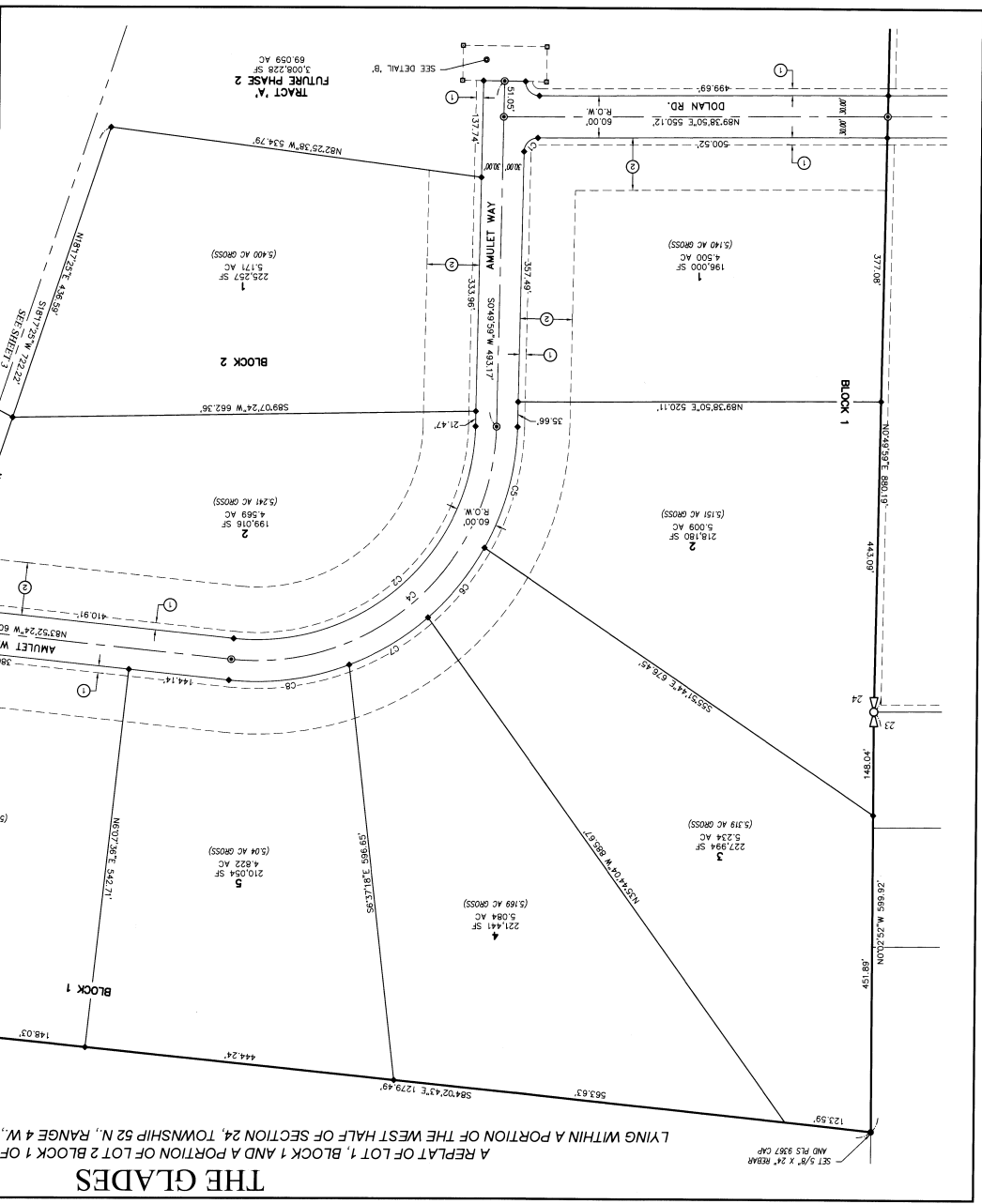


THE GLADES			
LOT 1, BLOCK 1 & A PORTION OF LOT 2 BLOCK 1 OF GARWOOD CORNER W 1/2 SECTION 24, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: SEPT. 2019	DRAFTED BY: BAG	PLOT DATE: 03/19/2020	SHEET: 1
FILE NAME: 18-030 PLAT	CHECKED BY: C.JJ	PROJECT NO.: 18-030	5

Johnson Surveying

P.O. Box 2544 Post Falls, ID 83877
208-665-2351
johnsonsurveying.com

	SHEET 5 2 1	PROJECT NO.: 18-030 DATE SURVEYED: SEPT 2019 DRAFTED BY: BAK	FILE NAME: 18-030 PLAT CHECKED BY: CLJ DATE SURVEYED: SEPT 2019
	P.O. Box 2544 Pocatello, ID 83402 208-660-2351 johnsonsurveying.com	LOT 1, BLOCK 1 & A PART OF LOT 2, BLOCK 1 OF GARWOOD CORNER W. 1/2 SECTION 24, TOWNSHIP 22 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO	PLAT NO. 9367 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.

LEGEND

- FOUND 5/8" REBAR AND CAP MARKED PLS 3814, OR AS NOTED
- FOUND 1/2" REBAR WITHOUT CAP, OR AS NOTED
- SET 5/8" X 24" REBAR WITH BELOW PLASTIC CAP, P.L.S. 8687
- SET 1/2" X 24" REBAR WITH BELOW PLASTIC CAP, P.L.S. 8687
- SET 5/8" X 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 8687
- CALCULATED POSITION, NOTHING FOUND OR SET
- E-W 1/4 SECTION CORNER AS NOTED
- RIGHT-OF-WAY
- 100' WIDE ROADWAY SLOPE, DRAINAGE & UTILITY EASEMENT
- 75.00' BUILDING SET BACK FROM ROAD RIGHT OF WAY PER LAKES HIGHWAY DISTRICT PLAT REQUIREMENTS

BASIS OF BEARING

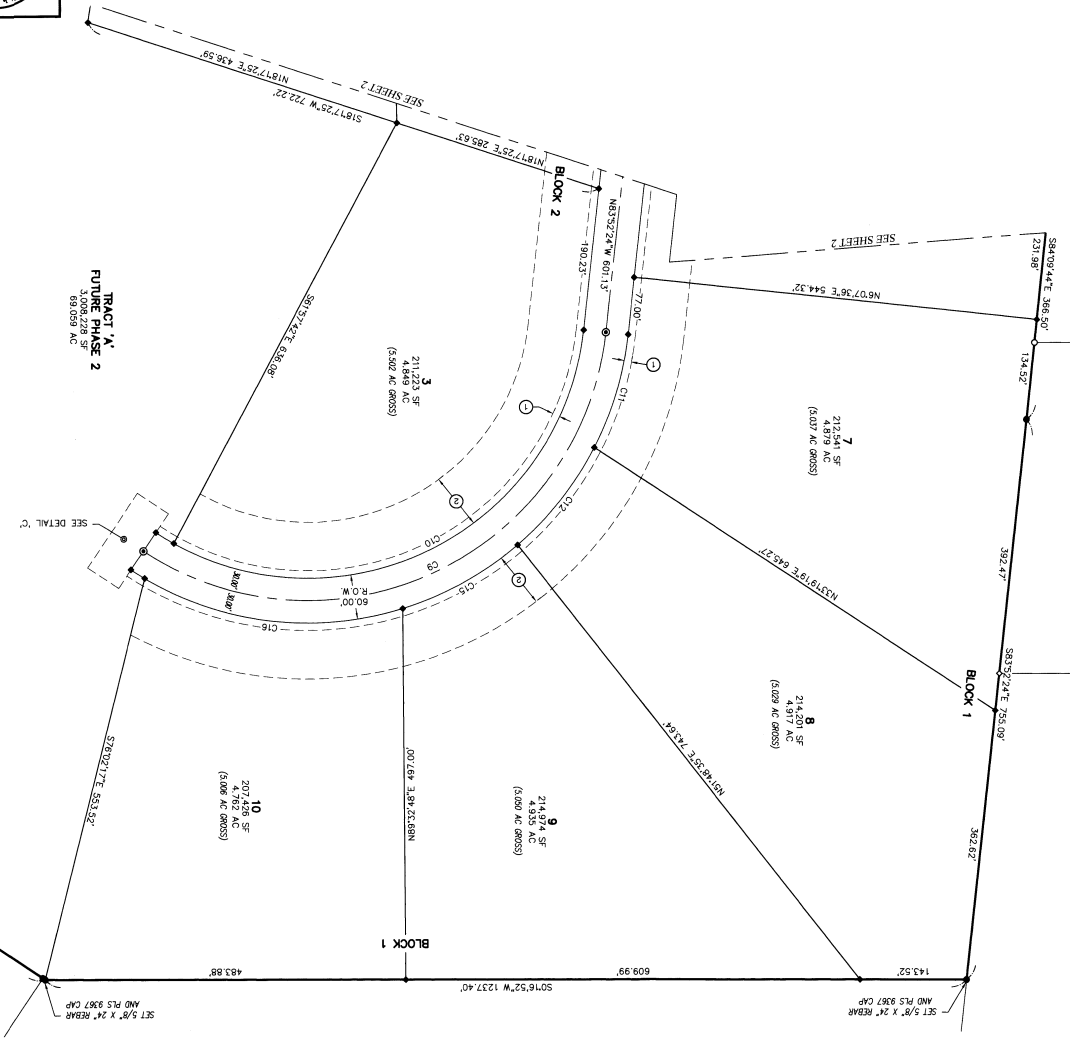
THE BASIS OF BEARING FOR THIS PLAT IS N 07° 49' 59" E BETWEEN THE SOUTHWEST CORNER OF SECTION 24 BEING A FOUND 1/2" ALUMINUM CAP PER CAPS INSTRUMENT # 24861100 AND THE NEAR QUARTER CORNER OF SECTION 24 BEING A FOUND 1/2" IRON PIPE PER CAPS INSTRUMENT # 1742783 (PER P. 4).

H-Scale 1" = 100'

North Arrow

A REPLAT OF LOT 1, BLOCK 1 AND A PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 52 N., RANGE 4 W., BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO LYING WITHIN A PORTION OF LOT 2 BLOCK 1 OF GARWOOD CORNER

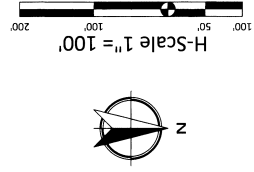
THE GLADES

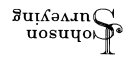


FILE NAME: 18-030 PLAT		CHECKED BY: CJJ	PROJECT NO.: 18-030
DATE SURVEYED: SEPT. 2018		DRAFTED BY: BHG	PLAT DATE: 03/19/2020
LOT 1 BLOCK 1 & A PORTION OF LOT 2 BLOCK 1 OF GARWOOD CORNER W. 1/2 SECTION 24, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO			
THE GLADES			

JOHNSON SURVEYING
P.O. Box 2544 Park Falls, ID 83877
208-660-2541
johnsonsurveying.com

- LEGEND**
- FOUND 5/8" REBAR AND CAP MARKED PLS. 3814, OR AS NOTED
 - FOUND 1/2" REBAR WITHOUT CAP, OR AS NOTED
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 3987 OR AS NOTED
 - SET 1/2" x 24" REBAR WITH ALUMINUM CAP, P.L.S. 3987
 - SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 3987
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - RIGHT-OF-WAY
 - 10.00' WIDE ROADWAY SLOPE, DRAINAGE & UTILITY EASEMENT
 - 75.00' BUILDING SET BACK FROM ROAD RIGHT OF WAY PER LAKES HIGHWAY DISTRICT PLAT REQUIREMENTS
- BASIS OF BEARING**
- THE BASIS OF BEARING FOR THIS PLAT IS N. 07° 49' 30" E BETWEEN THE SOUTHWEST CORNER OF SECTION 24 BEING A FOUND 1/2" ALUMINUM CAP SECTION CAP, INSTRUMENT # 2438781000 AND THE WEST QUARTER CORNER OF SECTION 24 BEING A FOUND 1/2" IRON PIPE PER CAP, INSTRUMENT # 1742793, PER (R-4).
- NOTES**
- THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.



	SHEET	4	5
	PROJECT NO. 16-030 P.O. Box 2544 Post Falls, ID 83877 208-663-3531 johnsonsurveying.com		
FILE NAME: 16-030 PLAT DATE SURVEYED: SEPT. 2019 CHECKED BY: CUJ DRAFTED BY: BAQ		PLOT DATE: 02/11/2020 DATE SURVEYED: SEPT. 2019	
LOT 1 BLOCK 1 & A PORTION OF LOT 2 BLOCK 1 OF GARWOOD CORNER W. 1/2 SECTION 24, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO			
THE GLADES			



I HEREBY CERTIFY THIS IS THE DAY OF March 2020 THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH
 THE TREASURER'S CERTIFICATE

 KOOTENAI COUNTY TREASURER

I have on this day of April 2020
 changed the said day of April 2020

 KOOTENAI COUNTY TREASURER

THIS PLAT IS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF KOOTENAI COUNTY, IDAHO, THIS 25th DAY OF April 2020

 CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS

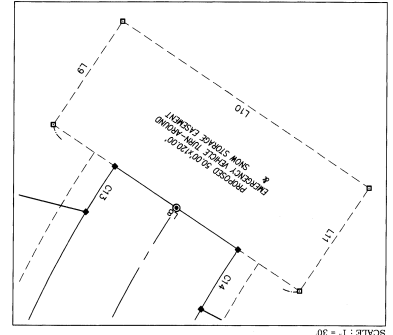
THE FOREGOING PLAT DEVIATIONS WERE ACCEPTED AND APPROVED BY THE BOARD OF LAKES HIGHWAY DISTRICT COMMISSIONERS ON THIS 28th DAY OF April 2020

 CHAIRMAN
 LAKES HIGHWAY DISTRICT

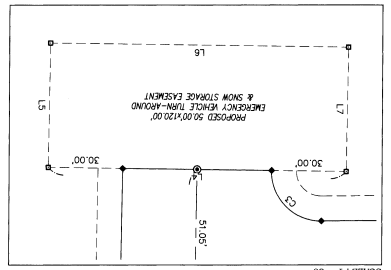
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REVIEW
 AND APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPROVED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY
 RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN CENTERED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH
 SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

 HEALTH DISTRICT SIGNATURE
 DATE: 03-10-2020

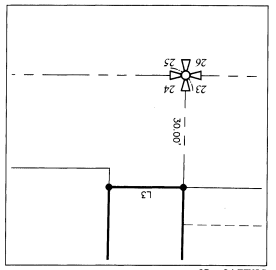
A REPLAT OF LOT 1, BLOCK 1 OF GARWOOD CORNER
 LYING WITHIN A PORTION OF SECTION 24, TOWNSHIP 52 N., RANGE 4 W., BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO
THE GLADES
 BOOK 448C PAGE 478 INST.# 2740231000



SCALE: 1" = 30'



SCALE: 1" = 30'



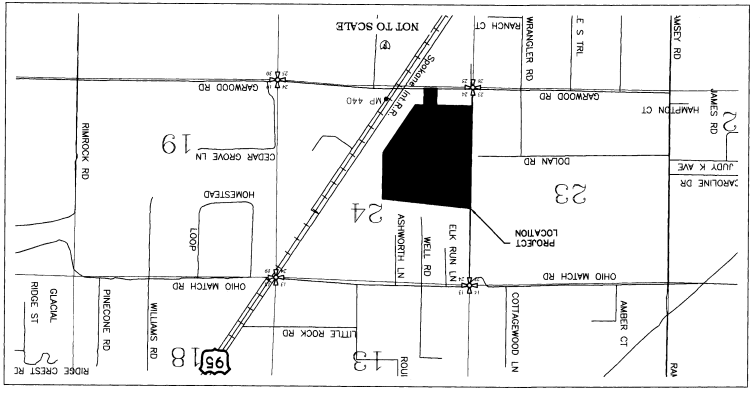
SCALE: 1" = 20'

CURVE	RADIUS	DELTA	LENGTH	CRD.	DIST.	CHORD
C1	20.00'	88.4851'	31.00'	27.99'	N45°14'24"E	350.00'
C2	310.00'	95°17'37"	515.59'	458.18'	S48°28'47"W	20.00'
C3	20.00'	91°11'08"	31.83'	28.58'	N44°45'36"W	50.00'
C4	340.00'	95°17'37"	565.48'	502.52'	S48°28'47"W	50.00'
C5	370.00'	27°55'18"	180.31'	178.53'	S14°47'38"W	120.00'
C6	370.00'	18°53'30"	128.48'	127.81'	S38°42'03"W	50.00'
C7	370.00'	20°23'55"	131.73'	131.03'	S58°50'45"W	120.00'
C8	370.00'	27°04'54"	174.88'	172.26'	S82°35'09"W	50.00'
C9	400.00'	11°42'29"	821.78'	684.89'	N25°01'04"W	50.00'
C10	370.00'	11°30'26"	731.92'	618.28'	N27°12'11"W	50.00'
C11	430.00'	21°08'24"	158.65'	157.76'	N73°18'12"W	50.00'
C12	430.00'	22°12'26"	166.68'	166.62'	N51°37'46"W	50.00'
C15	430.00'	23°35'18"	177.03'	175.78'	N28°43'54"W	50.00'
C16	430.00'	47°53'02"	359.37'	348.00'	N70°07'17"E	50.00'

LINE	BEARING	LENGTH
L11	S33°50'15"W	50.00'
L10	S58°09'45"E	120.00'
L9	S33°50'15"W	50.00'
L8	N58°09'45"W	120.00'
L7	S7°49'59"W	50.00'
L6	S89°10'11"E	120.00'
L5	S5°49'59"W	50.00'
L4	N89°10'11"W	120.00'
L3	S89°46'18"E	20.00'
L2	N89°46'18"W	350.00'

LINE & CURVE TABLES

THE GLADES
 A REPLAT OF LOT 1, BLOCK 1 AND A PORTION OF LOT 2 BLOCK 1 OF GARWOOD CORNER
 LYING WITHIN A PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 52 N., RANGE 4 W., BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO



RECORDER'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS 20th DAY OF April, 2020.
 AT 10:45 AM AND DULY RECORDED IN BOOK L OF PLATS AT PAGES 448B, 448C, 448D
of McCarthy Capital Inc
 by Commissioner Robert Dwyer Clark
 JIM BRANNON
 KOOTENAI COUNTY RECORDER CLERK
 FEE PAID 11.00

COUNTY SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS 25th DAY OF April, 2020.
 ROBERT E. JONES, PLS 1248
 KOOTENAI COUNTY SURVEYOR

THE GLADES LOT 1 BLOCK 1 & A PORTION OF LOT 2 BLOCK 1 OF GARWOOD CORNER SECTION 24, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO		
DATE SURVEYED: SEPT. 2018 DRAWN BY: BAQ	FILE NAME: 18030 SURVEY CHECKED BY: CJJ PROJECT NO.: 18-030	
SHEET 5 P. O. Box 2544 Post Falls, ID 83877 208-661-2251 johnson@jwplm.com	JOHNSTON SURVEYING	

CHAD J. JOHNSON, PLS 9367
 DATE: 3-19-20

OWNERS CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS, THAT MCARTHY CAPITAL, INC AN IDAHO CORPORATION, HEREBY CERTIFIES THAT IT OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCULDS SAID PROPERTY IN A PLAT THAT BE KNOWN AS THE GLADES.

MARKERS OF LAND BEING LOT 1 BLOCK 1 AND A PORTION OF LOT 2 BLOCK 1 PER THE PLAT OF GARWOOD CORNER RECORDED "L" AT PAGE 72 AND 73, RECORDS OF KOOTENAI COUNTY IDAHO LYING IN THE WEST HALF OF SECTION 24, TOWNSHIP 52 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24, BEARS S 00°49'57" W A DISTANCE OF 2693.35 FEET; SOUTHWEST CORNER OF SECTION 24, N 00°25'27" W A DISTANCE OF 595.92 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP AT THE NORTHWEST CORNER OF LOT 1 AND 2 BLOCK 1, S 64°00'43" E A DISTANCE OF 173.49 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP; THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2 BLOCK 1, S 64°00'43" E A DISTANCE OF 966.50 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP; THENCE CONTINUING ALONG SAID LINE, S 83°52'24" E A DISTANCE OF 755.09 FEET; THENCE LEAVING SAID NORTH LINE, S 07°18'52" W A DISTANCE OF 1237.39 FEET; THENCE 3 N 50°15'17" W A DISTANCE OF 1355.40 FEET TO THE ANGLE POINT IN LOT 4 BLOCK 1 PER SAID PLAT OF GARWOOD CORNER BEING A FOUND 1/2 INCH REBAR PLS 9967 REPLACED WITH 5/8 INCH REBAR AND PLS 9967 CAP; THENCE ALONG THE NORTH LINE OF LOT 4 BLOCK 1, N 89°15'24" W A DISTANCE OF 448.65 FEET TO A FOUND 1/2 INCH REBAR PLS 9967 REPLACED WITH 5/8 INCH REBAR AND PLS 9967 CAP; THENCE S 05°48'08" W A DISTANCE OF 448.65 FEET TO A FOUND 1/2 INCH REBAR PLS 9967 REPLACED WITH 5/8 INCH REBAR AND PLS 9967 CAP; THENCE ALONG SAID NORTH RIGHT OF WAY, N 89°48'18" W A DISTANCE OF 350.00 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP; THENCE LEAVING SAID NORTH RIGHT OF WAY, N 00°43'08" E A DISTANCE OF 452.00 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP; THENCE, N 15°25" W A DISTANCE OF 983.31 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP; THENCE, N 05°48'18" W A DISTANCE OF 463.99 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP; THENCE ALONG SAID NORTH RIGHT OF WAY, N 89°48'18" W A DISTANCE OF 20.00 FEET TO A FOUND 5/8 INCH REBAR AND PLS 9967 CAP; THENCE LEAVING SAID NORTH RIGHT OF WAY, N 00°49'57" E A DISTANCE OF 2622.35 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 198.699 ACRES MORE OR LESS.

ALL LOTS ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 271838000 RECORDS OF KOOTENAI COUNTY, IDAHO. WA/AS SHOWN ON THE FACE OF THE PLAT.

THE OWNERS HEREBY DEPARTS THE 80 FOOT RIGHT OF WAY TO THE PUBLIC IN THE NAME OF LAKES HIGHWAY DISTRICT FOR THE INTERIOR ROADS TO BE DOLAN ROAD, MAULET EASEMENT ADJOINING SAID RIGHTS OF WAY, AS SHOWN ON THE FACE OF THE PLAT FOR THE PURPOSES STATED THEREON.

A 75 FOOT BUILDING SETBACK IS HEREBY IMPOSED ON THE LOTS PER THE LAKES HIGHWAY DISTRICT PLAT REQUIREMENTS, AS SHOWN HEREON, NO BUILDING SHALL BE CONSTRUCTED WITHIN 75 FEET OF THE ROAD RIGHT-OF-WAY.

SANITARY SEWER WILL BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE PROVIDED BY GEM STATE WATER COMPANY.

SIGNATURE: Am. McCarthy
 DATE: 3-31-20
 PRINT NAME: ROBERT A. MCARTHY
 TITLE: PRESIDENT

NOTARY PUBLIC

ACKNOWLEDGMENT
 STATE OF IDAHO
 COUNTY OF KOOTENAI
 S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 31 DAY OF MARCH IN THE YEAR OF 2020, BY ROBERT A. MCARTHY, AS PRESIDENT OF MCARTHY CAPITAL, INC.
 NOTARY PUBLIC: ESSE
 MY COMMISSION EXPIRES: 01/09/2024

