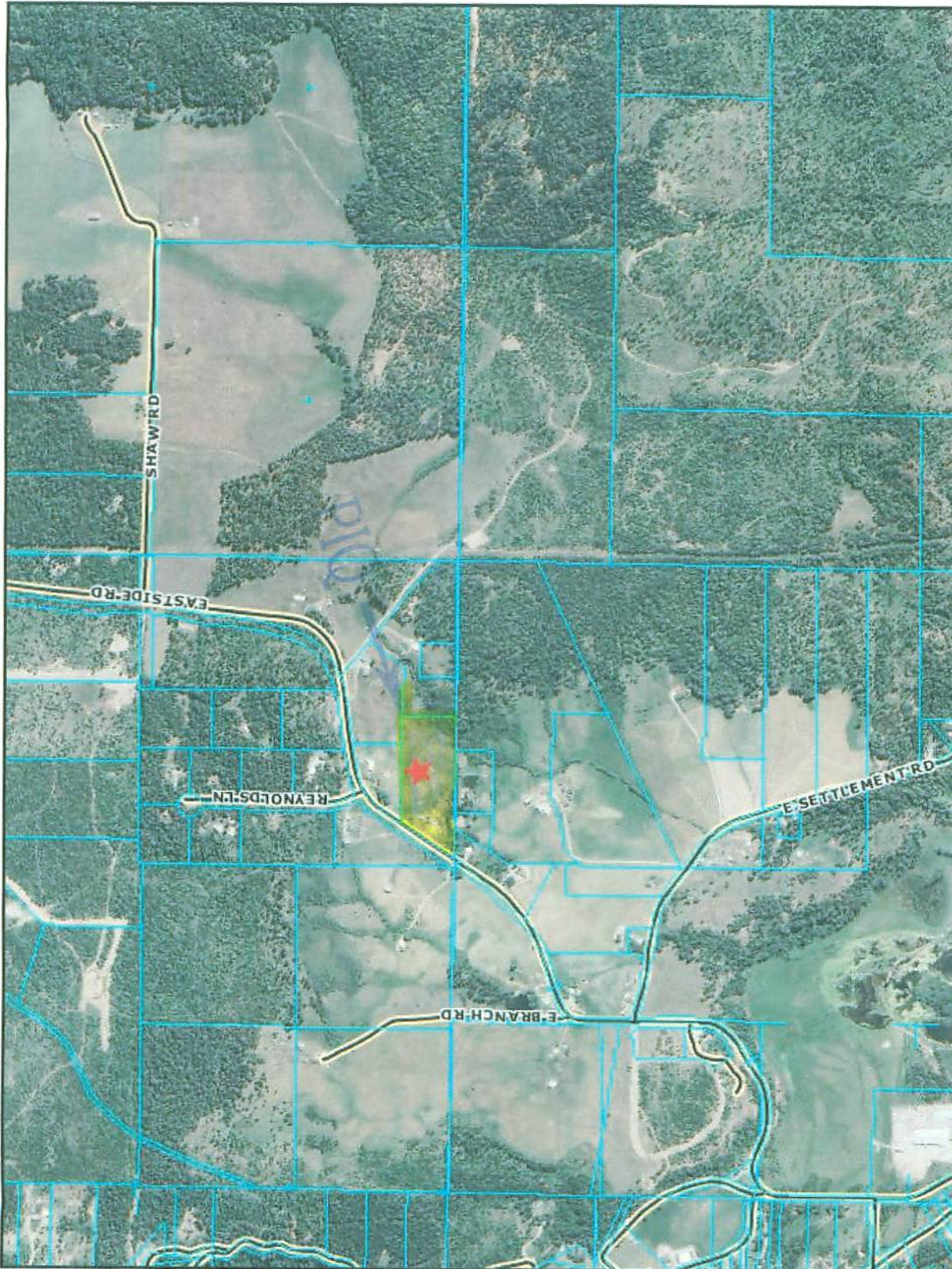


This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.



Sandpoint Title
120 South Second Avenue
Sandpoint Id. 83864
Tel: (208)263-2222
Fax: (208)265-4040



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geoAdvantage
www.digitshare.org 208.777.1252

T56N,R4W SEC. 18



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SURVEYOR'S CERTIFICATE

THIS PLAN HAS BEEN EXAMINED THIS 21ST DAY OF NOV, 1995, IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE AT THE REQUEST OF James A. Sewell, James L. Martin and Linda L. Martin, WHEN I RECEIVED FROM THEM A COPY OF THE APPROVED PRELIMINARY PLAN AND THE CONDITIONS OF APPROVAL THEREOF. THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: 11/25/95
 R. R. Hight
 RANNEY R. HOISINGTON, RLS No. 60174
 COUNTY SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

WITH LARS RELATING TO THE FILING OF PLATS DATED THIS 21ST DAY OF NOV, 1995.
 William A. Sturman
 COUNTY SURVEYOR

PLANNING COMMISSION CERTIFICATE

THIS PLAN HAS BEEN EXAMINED AND APPROVED THIS 16TH DAY OF November, 1995.
 Chairman, BONNER COUNTY PLANNING COMMISSION

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAN HAS BEEN EXAMINED AND APPROVED THIS 20 DAY OF November, 1995.
 County Planning Director

RANGEHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1325 TO 50-1329 IS IMPOSED ON THIS PLAN. NO BUILDING, DWELLING OR SHELTER SHALL BE ERECTED UNLESS SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED. THIS PLAN APPROVED THIS 21ST DAY OF Nov, 1995.

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 21ST DAY OF Nov, 1995.
 Robert Camp
 RANGEHANDLE HEALTH DISTRICT 1

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT TAXES ON THIS PLAN HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 1995, DATED THIS 21ST DAY OF November, 1995.
 Owen S. Willson
 BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAN HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS 21ST DAY OF Nov, 1995.
 Wayne Rowland
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS 21ST DAY OF November, 1995, AT 10:10 AM IN BOOK 5 OF PLATS AT PAGE 93 AT THE REQUEST OF James A. Sewell & Associates
 INSTRUMENT No. 426468
 James A. Sewell
 COUNTY RECORDER

"EAST SIDE TRACTS, FIRST ADDITION"
 SECTION 18, TWP. 56N., RANG. 4W., B.M.
 BONNER COUNTY, IDAHO
 ACKNOWLEDGMENT

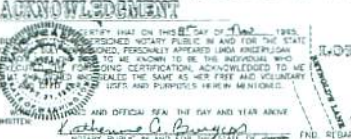


SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING A SECOND ORDERED ELECTRONIC DISTANCE MEASURER. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, WAS 1:10,000.

LIENHOLDERS' CERTIFICATE

THE LAND BENEFICIARIES OF A TRUST ON SAID TRACT OF LAND HEREBY AGREE TO THE SUBDIVISION SHOWN HEREON. IN WITNESS WHEREOF I HAVE SET MY HAND THIS 21ST DAY OF Nov, 1995.
 Linda Knapley, Loan Officer, First One Bank, Priest River Branch



RESIDING AT Newport, Wa. My Commission Expires 9-21-98

NOTES

- 1) SHEET FLOODING CAN AND MAY OCCUR.
- 2) IN ORDER TO CONTROL EROSION AND POSSIBLE SEDIMENTATION OF NEARBY DRAINAGE WAYS, AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE DESIGNED PER BONNER COUNTY SHOWN WASH. MANAGEMENT ORDINANCE. TEMPORARY EROSION CONTROL MEASURES SUCH AS PLACEMENT OF SILT FENCES OR STRAW BARRIERS CAN BE USED UNTIL VEGETATION OR OTHER MEASURES ARE PERMANENTLY ESTABLISHED.
- 3) LOTS WITHIN THIS PLAN SHALL BE SERVED BY INDIVIDUAL WELLS.
- 4) LOTS WITHIN THIS PLAN SHALL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
- 5) DRIVEWAY ENTRANCES SHALL MEET THE MINIMUM STANDARDS FOR DRIVEWAYS, AS SET BY TITLE 2 OF THE BONNER COUNTY REVISED CODE.
- 6) SEE RECORDS OF SURVEYS NO. 384517, 341128 AND 427132.

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, LLOYD REYNOLDS AND JARCE REYNOLDS, HUSBAND AND WIFE, AND JAMES A. MARTIN AND LINDA L. MARTIN, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED SAID PLAT TO BE KNOWN AS "EAST SIDE TRACTS, FIRST ADDITION", BEING A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 56 NORTH, RANGE 4 WEST, RANGE 4 WEST, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

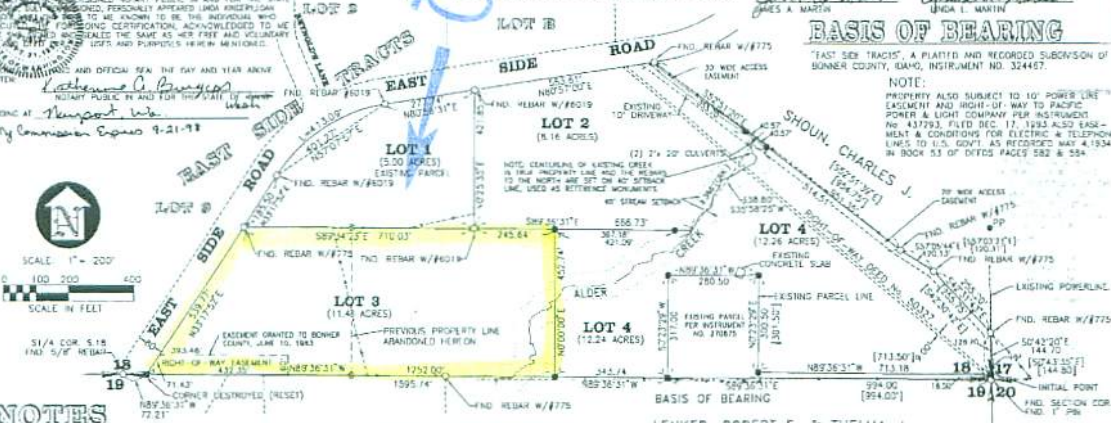
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 WHICH LIES N04°22'00" W 18.50 FEET FROM A ONE INCH STEEL PIN MARKING THE SOUTHEAST CORNER OF SECTION 18, THENCE N88°56'31" W 713.18 FEET, THENCE N02°22'00" W 300.50 FEET, THENCE N89°36'51" W 280.50 FEET, THENCE S02°22'00" W 317.00 FEET TO THE SOUTH LINE OF SECTION 18, THENCE N89°36'51" W ALONG SAID SECTION LINE 1093.74 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST SIDE ROAD, THENCE N83°17'52" E ALONG THE EASTERLY RIGHT-OF-WAY OF EAST SIDE ROAD 1093.74 FEET TO A POINT OF BEGINNING, THENCE N05°56'31" E ALONG THE ARC OF A CURVE TO THE RIGHT 413.08 FEET, (DELTA=47°41'07" RAD=496.35 FEET, CHORD BEARING AND DISTANCE N02°07'57" E 401.37 FEET), TO A POINT OF BEGINNING, THENCE N89°36'51" E ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST SIDE ROAD, 831.20 FEET, THENCE S52°51'00" E 981.35 FEET, THENCE S07°00'44" E 120.13 FEET, THENCE S40°31'45" E 255.20 FEET TO THE EAST LINE OF SECTION 18, THENCE S74°22'00" E ALONG SAID SECTION LINE, 128.00 FEET TO THE POINT OF BEGINNING, CONTAINING 36.68 ACRES, MORE OR LESS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS ON THE DATES AS SHOWN IN THE ACKNOWLEDGMENTS.

Lloyd Reynolds, Jarce Reynolds
 Linda L. Martin, James A. Martin

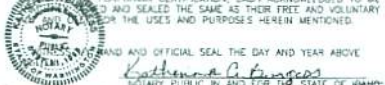
BASIS OF BEARING

"EAST SIDE TRACTS", A PLATTED AND RECORDED SUBDIVISION OF BONNER COUNTY, IDAHO, INSTRUMENT NO. 324487.
 NOTE: PROPERTY ALSO SUBJECT TO 10' POWER LINE EASEMENT AND RIGHT-OF-WAY TO PACIFIC POWER & LIGHT COMPANY PER INSTRUMENT NO. 43793, FILED DEC. 17, 1982 ALSO EASEMENT & CONDITIONS FOR ELECTRIC & TELEPHONE LINES TO U.S. GOVT. AS RECORDED MAY 4, 1934 IN BOOK 53 OF DEEDS PAGES 582 & 584.



ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS 21ST DAY OF Nov, 1995, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, DULY COMMISSIONED, PERSONALLY APPEARED JAMES A. MARTIN AND LINDA L. MARTIN, HUSBAND AND WIFE, AND LLOYD REYNOLDS AND JARCE REYNOLDS, HUSBAND AND WIFE, WHO FURNISHED TO ME A COPY OF THE FOREGOING CERTIFICATE, EACH ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.



RESIDING AT Newport, Wa. My Commission Expires 9-21-98

SHEET TITLE:
EAST SIDE TRACTS, FIRST ADDITION
 A SUBDIVISION SITUATED WITHIN SECTION 18, TOWNSHIP 56 NORTH, RANGE 4 WEST, BONNER COUNTY, IDAHO.
James A. Sewell and Associates
 CONSULTING ENGINEERS
 NEWPORT, WASHINGTON 99156 - (509)447-3626



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EROSION AND POSSIBLE SEDIMENTATION OF
 EROSION AND SEDIMENT CONTROL PLAN
 INNER COUNTY STORM WATER MANAGEMENT
 POSITION CONTROL MEASURES SUCH AS

AND MAY OCCUR.

THIS IS TO CERTIFY THAT ON THIS DATE
 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC
 OF IDAHO, DULY COMMISSIONED, PERSONALLY

ACKNOWLEDGMENT

