JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Idaho Department of Lands
APR 29 2026
Navigable Waters Program

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY

USACE NWW-	Date Received:	☐ Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No.	Date Received:	☐ Fee Received DATE:	Receipt No.:
Idaho Department of Lands No. NP200101	Date Received: 5/7/2026	☐ Fee Received $2,025 DATE: 5/7/2026	Receipt No.: CC: 77667812

INCOMPLETE APPLICANTS MAY NOT BE PROCESSED

1. CONTACT INFORMATION - APPLICANT Required:			2. CONTACT INFORMATION - AGENT:		
Name: Patrick Zumbro			Name:		
Company:			Company:		
Mailing Address: 8836 W Cougar Gulch			Mailing Address:		
City: Coeur d'Alene	State: ID	Zip Code: 83814	City:	State:	Zip Code:
Phone Number (include area code): 208 651 9908	E-mail: zumbrop@gmail.com		Phone Number (include area code):	E-mail:	

3. PROJECT NAME or TITLE: Braden Ct.			4. PROJECT STREET ADDRESS: 481 Braden Ct Priest River, ID	
5. PROJECT COUNTY: Bonner	6. PROJECT CITY: Priest River	7. PROJECT ZIP CODE: 83856	8. NEAREST WATERWAY/WATERBODY: Pend Oreille River	
9. TAX PARCEL ID#: RP027-630-000CA0A	10. LATITUDE: 48.160166 LONGITUDE: 116.865395	11a. 1/4: 11b. 1/4: 11c. SECTION: 32	11d. TOWNSHIP: 56N	11e. RANGE: 4W
12a. ESTIMATED START DATE: May 2026	12b. ESTIMATED END DATE: August 2026	13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? ☒ NO ☐ YES Tribe:		
13b. IS PROJECT LOCATED IN LISTED ESA AREA? ☒ NO ☐ YES		13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? ☒ NO ☐ YES		

14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.

2 miles east of Priest River on Dufort Rd. Braden Ct, is on the right.

15. PURPOSE and NEED: ☐ Commercial ☐ Industrial ☐ Public ☒ Private ☐ Other

Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.

Dock construction. 2 docks at 8ft x 100ft

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction. methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

Construct 2 floating docks 8ft x 100ft. Approximately 50ft of dock length is needed to extend out to low water line.

Native boulders to be placed in eroded stream bank to stabilize bank

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17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES. INCLUDING WETLANDS: See Instruction Guide for specific details.

Floating docks can be removed if needed, no permanent structures in streambed. Large (3-6ft) native boulders will be placed in highly eroded areas

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

No mitigation statement needed. Native boulder placement will prevent future erosion

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil:	_____	cubic yards
Dredged Material:	_____	cubic yards
Clean Sand:	_____	cubic yards
Clay:	_____	cubic yards
Gravel, Rock, or Stone:	✓ 25	cubic yards
Concrete:	_____	cubic yards
Other (describe): _____	_____	cubic yards
Other (describe: _____	_____	cubic yards
TOTAL:	25 ✓	cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling:	0 acres	_____ sq ft.	_____	cubic yards
Backfill & Bedding:	0 acres	_____ sq ft.	_____	cubic yards
Land Clearing:	0 acres	_____ sq ft.	_____	cubic yards
Dredging:	0 acres	_____ sq ft.	_____	cubic yards
Flooding:	0 acres	_____ sq ft.	_____	cubic yards
Excavation:	0 acres	_____ sq ft.	_____	cubic yards
Draining:	0 acres	_____ sq ft.	_____	cubic yards
Other: _____	_____ acres	_____ sq ft.	_____	cubic yards
TOTALS:	0 acres	_____ sq ft.	_____	cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? ☒ NO ☐ YES If yes, describe ALL work that has occurred including dates.

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22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

none

23. ☐ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: n/a Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☒ NO ☐ YES If yes, contact the floodplain administrator in the local government jsrisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

☐ NO ☒ YES Is applicant willing to assume that the affected waterbody is high quality?
☐ NO ☒ YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
☐ NO ☒ YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICTES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

This project is a water quality improvement. Currently the stream bank is eroding heavily, our native boulder placement will prevent future eroding and improve fish habitat. The floating docks will have no effect on water quality.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Docks	Pend Oreille river	no	none 8 x 100 ft x 2	200ft
Rip Rap	Pend Oreille river	no	Water quality improvement ~50ft	50ft
			TOTAL STREAM IMPACTS (Linear Feet):	

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill, excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft
			TOTAL WETLAND IMPACTS (Square Feet):	

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREM: Provide contact information of ALL adjacent property owners below.

Name: Heather Merrifield
Mailing Address: 15751 Dufort Rd
City: Priest River State: ID Zip Code: 83856
Phone Number (include area code): E-mail:

Name: Don Myers
Mailing Address: 2018 Joshua Ct S
City: Priest River State: ID Zip Code: 83856
Phone Number (include area code): E-mail:

Name: Bradley Sonntag
Mailing Address: 15565 Dufort Rd
City: Priest River State: ID Zip Code: 83856
Phone Number (include area code): E-mail:

Name:
Mailing Address:
City: State: Zip Code:
Phone Number (include area code): E-mail:

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Name:
Mailing Address:
City: State: Zip Code:
Phone Number (include area code): E-mail:

Name:
Mailing Address:
City: State: Zip Code:
Phone Number (include area code): E-mail:

Name:
Mailing Address:
City: State: Zip Code:
Phone Number (include area code): E-mail:

30. SIGNATURES: STATEMENT OF AUTHORIAZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: _____ *Date:* 4/28/26

Signature of Agent: _____ *Date:* _____

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "*Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both*".

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Instrument # 1065109
Bonner County, Sandpoint, Idaho
07/28/2026 03:32:26 PM No. of Pages: 5
Recorded for: BONNER TITLE LLC
Michael W. Rosedale Fee: $16.00
Ex-Officio Recorder Deputy bcentorbi
Index to: QUIT CLAIM DEED

Instrument # 1064722
Bonner County, Sandpoint, Idaho
07/20/2026 12:48:28 PM No. of Pages: 5
Recorded for: BONNER TITLE LLC
Michael W. Rosedale Fee: $15.00
Ex-Officio Recorder Deputy cbrannon
Index to: QUIT CLAIM DEED

ACCOMMODATION

QUITCLAIM DEED

Re-recording to correct Grantor name.

Idaho Department of Lands
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QUITCLAIM DEED

For Value Received, Dalavida, LLC, a Colorado Limited Liability Company, as to an undivided 50% interest, and Braden 1996 Family L.P., a California Limited Partnership, as to an undivided 50% interest

do(es) hereby convey, release and forever quit claim unto **Zumbro Holding Company Inc., an Idaho Corporation**, whose address is 8836 W Cougar Gulch Rd, Coeur d'Alene, ID 83814, the following described premises to wit:

All of the Common Areas in Braden Estates, according to the plat thereof recorded in Book 10 of Plats at Page 21, records of Bonner County, Idaho.

Together with their appurtenances, and any and all after acquired title.

Dated: July 8, 2026

Dalavida, LLC, a Colorado Limited Liability Company

By: _____
Scott J. Fernandes, Manager

By: _____
Krissa B. Fernandes, Manager

Braden 1996 Family L.P., a California Limited Partnership

By: VBB Management & Investments, Inc., a California Corporation
General Partner

By: _____
Kenneth J. Braden, President

By: _____
Lori G. Braden, Secretary

Idaho Department of Lands
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QUITCLAIM DEED

For Value Received, **Dalavida, LLC, a Colorado Limited Liability Company, as to an undivided 50% interest, and Braden 1996 Family L.P., a California Limited Partnership, as to an undivided 50% interest**

do(es) hereby convey, release and forever quit claim unto **Zumbro Holding Company Inc., an Idaho Corporation**, whose address is 8836 W Cougar Gulch Rd, Coeur d'Alene, ID 83814. the following described premises to wit:

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Together with their appurtenances, and any and all after acquired title.

Dated: July 8, 2026

Dalavida, LLC, a Colorado Limited Liability Company

By: _____
Scott J. Fernandes, Manager

By: _____
Krissa B. Fernandes, Manager

Braden 1996 Family L.P., a California Limited Partnership

By: VBB Management & Investments, Inc., a California Corporation
General Partner

By: _____
Kenneth J. Braden, President

By: _____
Lori G. Braden, Secretary

Idaho Department of Lands
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STATE OF Colorado)
) ss
COUNTY OF Douglas)

On this 08 day of July, in the year of 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Scott J. Fernandes**, identified to me to be the **Manager** of **Dalavida, LLC, a Limited Liability Company**, and acknowledged to me that they executed the same in their authorized capacities for said Limited Liability Company, and that by their signatures on the foregoing instrument, the Limited Liability Company executed the instrument and acknowledged the same for the purposes therein contained.

Notary Public in and for said State

Commission Expires: 06-13-2029

BISHNU GURUNG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254022401
MY COMMISSION EXPIRES 06/13/2029

STATE OF Colorado)
) ss
COUNTY OF Douglas)

On this 08 day of July, in the year of 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Krissa B. Fernandes**, identified to me to be the **Manager** of **Dalavida, LLC, a Limited Liability Company**, and acknowledged to me that they executed the same in their authorized capacities for said Limited Liability Company, and that by their signatures on the foregoing instrument, the Limited Liability Company executed the instrument and acknowledged the same for the purposes therein contained.

Notary Public in and for said State

Commission Expires: 06-13-2029

BISHNU GURUNG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254022401
MY COMMISSION EXPIRES 06/13/2029

Idaho Department of Lands
AUG 06 2026
Pend Oreille Lake Supervisory Area
Navigable Waters

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of July, in the year of 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kenneth J. Braden** who acknowledged to me to be the **President** of **VBB Management & Investments, Inc., a California Corporation**, said Corporation being the **General Partner** of **Braden 1996 Family L.P., a California Limited Partnership**, and who further acknowledged to me that he executed the same in his authorized capacity as President of said Corporation, and that by his signature on the foregoing instrument, the Corporation executed the instrument and acknowledged the same as such General Partner for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

_____
Notary Public in and for said State

Commission Expires: _____

see attached for CA form

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of July, in the year of 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Lori G. Braden** who acknowledged to me to be the **Secretary** of **VBB Management & Investments, Inc., a California Corporation**, said Corporation being the **General Partner** of **Braden 1996 Family L.P., a California Limited Partnership**, and who further acknowledged to me that he executed the same in his authorized capacity as President of said Corporation, and that by his signature on the foregoing instrument, the Corporation executed the instrument and acknowledged the same as such General Partner for the purposes therein contained.
In witness whereof, I hereunto set my hand and official seal.

_____
Notary Public in and for said State

Commission Expires: _____

Idaho Department of Lands
AUG 0 6 2026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus }

On July 14, 2026 before me, Sherrie L. Wallace, Notary Public.
Date *Here Insert Name and Title of the Officer*

personally appeared Kenneth J Braden & Lori G. Braden
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHERRIE L. WALLACE
Notary Public - California
Stanislaus County
Commission # 2464650
My Comm. Expires Sep 27, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sherrie L. Wallace
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer is Representing: _____

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Idaho Department of Lands
MAY 2 8 2026
Pend Oreille Lake Supervisory Area
Navigable Waters

"BRADEN ESTATES"

SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, 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 LAW AND LOCAL ORDINANCES

DATED THIS 15 DAY OF April 2010.

RANDY R. HOSKINS, PLS No. 6019

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "BRADEN ESTATES" 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 28th DAY OF April 2010.

William Stockman
BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 4th DAY OF May 2010

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 4th DAY OF May 2010

Clare Marie Marley, AICP
BONNER COUNTY PLANNING DIRECTOR

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 2009

DATED THIS 19th DAY OF April 2010

BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1 APPROVAL

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 19 DAY OF April 2010

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 19 DAY OF April 2010

PANHANDLE HEALTH DISTRICT 1

RECORDER'S CERTIFICATE

FILED THIS 12 DAY OF May 2010, AT 10:24 M IN BOOK 10 OF PLATS AT PAGE 22 AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC

RECORDING NO. 744334 $7.00

By Cynthia Brannon
DEPUTY BONNER COUNTY RECORDER

ACKNOWLEDGMENT

STATE OF California
COUNTY OF Stanislaus

ON THIS 12 DAY OF April IN THE YEAR OF 2010, BEFORE ME Sherrie L Wallace PERSONALLY APPEARED RICHARD BRADEN, MANAGING MEMBER, BRADEN 1998 FAMILY L.P., A CALIFORNIA LIMITED PARTNERSHIP, KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE PARTNERS IN THE PARTNERSHIP OF BRADEN 1998 FAMILY L.P., A CALIFORNIA LIMITED PARTNERSHIP, AND THE PARTNER OR ONE OF THE PARTNERS WHO SUBSCRIBED SAID PARTNERSHIP NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID PARTNERSHIP NAME

NOTARY PUBLIC FOR THE STATE OF California

RESIDING AT Hughson MY COMMISSION EXPIRES 2-8-14

Sherrie L Wallace
NOTARY PUBLIC

SHERRIE L. WALLACE
Commission # 1870967
Notary Public - California
Stanislaus County
My Comm. Expires Feb 8, 2014

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT BRADEN 1998 FAMILY L.P., A CALIFORNIA LIMITED PARTNERSHIP, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE PLATTED ACCORDINGLY SAID PLAT TO BE KNOWN AS "BRADEN ESTATES", LOCATED IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THAT PART OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS

ALL THAT PORTION OF GOVERNMENT LOTS 2, 3 AND 4 LYING WESTERLY OF "DUFORT ROAD" AND SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF AN EXISTING VACATED COUNTY ROAD KNOWN AS "OLD COUNTY ROAD #272", LOCATED IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LESS THE NORTHERLY 60.00 FEET OF THE ABORE DESCRIBED TRACT OF LAND, LYING PARALLEL WITH AND ADJACENT TO SAID NORTHERLY RIGHT-OF-WAY LINE OF "OLD COUNTY ROAD #272" (SAID "OLD COUNTY ROAD #272" RIGHT-OF-WAY DEPICTED ON THIS SURVEY.)

TOGETHER WITH GOVERNMENT LOTS 2 & 3 LYING EASTERLY OF "DUFORT ROAD" LOCATED IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

AND THAT PORTION OF THE FORMER RIGHT OF WAY OF THE PRIEST RIVER BRIDGE-WAY ROAD, PROJECT NO. S-5780, CONVEYED TO LENEX W. FULLERTON BY QUITCLAIM DEED, RECORDED IN BOOK 127 OF DEEDS, PAGE 511, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS

THAT PART OF PRIEST RIVER WAY-BRIDGE ROAD PROJECT NO S-5780 IN GOVERNMENT LOTS 3 AND 4 IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS:

FROM STATION NO P.C. 138+82.29 ON A CURVE TO THE LEFT TO STATION NO P.T. 142+53.72, WHICH POINT IS S40°E 371.43 FEET; THENCE S67°27'E 140 FEET TO STATION NO P.C. 143+92.86; THENCE ON A CURVE TO THE RIGHT TO STATION NO P.T. 145+32.21, WHICH POINT IS S.35°E. 436.53 FEET, THENCE S5°55'E TO STATION NO P.T. 149+38.01.

EXCEPT FROM SAID GOVERNMENT LOT 2 THAT PORTION THEREOF CONVEYED TO W.P. CLARK, ET UX, BY DEED RECORDED IN BOOK 80 OF DEEDS, PAGE 538, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT, WHICH IS A 3/4 INCH PIPE FROM WHICH THE NORTHWEST CORNER OF LOT 2 BEARS N81°33'W 1001.9 FEET DISTANCE; THENCE S75°22'E 80.2 FEET, THENCE S55°17'E 189.1 FEET; THENCE S40°39'E 546.2 FEET TO A 3/4 INCH PIPE, THENCE N70°02'E 132.8 FEET TO A 5/8 INCH IRON PIN, THENCE N1°14'W 263.8 FEET, THENCE N16°33'W 270.2 FEET, THENCE N33°34'W 174.90 FEET, THENCE N37°40'W 73.3 FEET TO "X" ON SOLID ROCK OUTCROP, THENCE S82°12'W 489.9 FEET TO THE PLACE OF BEGINNING

ALSO EXCEPT FROM SAID GOVERNMENT LOT 2 THAT PORTION THEREOF CONVEYED TO GARY DOUGLAS AND SHARON DOUGLAS, HUSBAND AND WIFE, BY QUITCLAIM DEED, RECORDED OCTOBER 7, 2009 AS INSTRUMENT No. 781076, RECORDS OF BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS

BEGINNING AT A POINT WHICH IS A 3/4 INCH PIPE FROM WHICH THE NORTHWEST CORNER OF LOT 2 BEARS N81°33'WEST 1001.9 FEET DISTANCE; THENCE S75°22'E 80.2 FEET, THENCE S55°17'E 189.1 FEET, THENCE S40°39'E 546.2 FEET TO A 3/4 INCH PIPE; THENCE N70°15'54"E 3.38 FEET TO THE EASTERLY RIGHT-OF-WAY OF DUFORT ROAD AND THE TRUE POINT OF BEGINNING, THENCE N70°15'54"E (RECORD N70°02'E) 127.42 FEET, THENCE S11°00'06"E 12.14 FEET, THENCE S70°15'54"W, 121.72 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID DUFORT ROAD, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF DUFORT ROAD, ALONG A CURVE TO THE LEFT, 12.61 FEET (DELTA=1°11'30", RADIUS=605.96 FEET, CHORD=N33°34'20"W, 12.61 FEET) TO THE TRUE POINT OF BEGINNING

ALSO EXCEPT FROM SAID GOVERNMENT LOT 2 THAT PORTION THEREOF CONVEYED TO REX EDGAR, ET UX, BY DEED, RECORDED IN BOOK 138 OF DEEDS, PAGE 4, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS

A TRACT IN GOVERNMENT LOT 2 OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY, 33 FEET FROM THE CENTERLINE OF F.A.P. NO. S-5780 (1) AT STA. 130+82.59, SAID POINT OF BEGINNING BEING N33°17'46"E 3358.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, THENCE ALONG SAID RIGHT OF WAY N14°35'50"W 35.00 FEET, MORE OR LESS, TO THE SHORELINE OF THE PEND OREILLE RIVER; THENCE SOUTHEASTERLY 170.00 FEET, MORE OR LESS, ALONG SAID SHORELINE, THENCE CONTINUING ALONG SAID SHORELINE SOUTHWESTERLY 180.00 FEET, MORE OR LESS, TO THE SAID EASTERLY RIGHT OF WAY NEAR STA. 132+32.59; THENCE N14°35'50"W 150.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING

IT IS INTENDED THAT THIS DESCRIPTION SHALL INCLUDE A SMALL ROCK ISLAND APPROXIMATELY 30.00 FEET FROM THE MAINLAND

ALSO EXCEPT FROM SAID GOVERNMENT LOT 3 THAT PORTION THEREOF CONVEYED TO RALPH M. VELTRI, ET UX, BY DEED RECORDED IN BOOK 115 OF DEEDS, PAGE 105, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT OF WAY OF THE COUNTY ROAD, SAID POINT BEING 2,053.20 FEET NORTH AND 2,047.71 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 32 (SAID POINT OF BEGINNING DESCRIBED AS LYING N44°55'21"E, 2899.83 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32), THENCE N4°52'W ALONG THE COUNTY ROAD 174.49 FEET TO THE SHORE OF PEND OREILLE LAKE, THENCE FOLLOWING THE SHORE, S47°40'E 52.00 FEET, S26°30'E 49.00 FEET, S11°30'E 64.00 FEET, S18°20'W 54.00 FEET, AND N84°28'W 38.28 FEET TO AN INTERSECTION WITH THE EAST COUNTY ROAD RIGHT OF WAY, THENCE N4°52'W, ALONG THE RIGHT OF WAY, 15.00 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO LEON A. NACCARATO, ET UX, BY UNRECORDED CONTRACT OF SALE DATED MAY 28, 1989, AS SUPPLEMENTED BY UNRECORDED AGREEMENT DATED AUGUST 15, 1989, DESCRIBED AS FOLLOWS

A TRACT IN GOVERNMENT LOTS 3 AND 4 OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY, 33 FEET FROM THE CENTERLINE OF F.A.P. NO. S-5780 (1) AT STA. P.C. 140+00.00, SAID POINT OF BEGINNING BEING N47°13'48"E 2826.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, THENCE ALONG SAID RIGHT OF WAY N14°35'50"W 25.00 FEET, MORE OR LESS, TO THE SHORELINE OF THE PEND OREILLE RIVER; THENCE FOLLOWING SAID SHORELINE NORTHEASTERLY 100.00 FEET, MORE OR LESS; THENCE CONTINUING ALONG SAID SHORELINE SOUTHEASTERLY 950.00 FEET, MORE OR LESS, TO SAID EASTERLY HIGHWAY RIGHT OF WAY AT STA. PT. 148+31.06 BACK WHICH IS STA. P.T. 149+53.86 AHEAD, SAID SHORELINE INTERSECTS THE RIGHT OF WAY AT THIS STATION 50.00 FEET, MORE OR LESS, FROM THE CENTERLINE; THENCE S84°56'10"W 17.00 FEET, MORE OR LESS; THENCE ALONG SAID RIGHT OF WAY ALONG A 442.26 FOOT RADIUS CURVE LEFT 436.37 FEET TO STA. P.C. 145+32.20; THENCE CONTINUING ALONG SAID RIGHT OF WAY N61°35'50"W 198.48 FEET TO STA. P.T. 143+33.72, THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A 378.26 FOOT RADIUS CURVE RIGHT 308.65 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED TO BONNER COUNTY, IDAHO, BY DEEDS RECORDED IN BOOK 86 OF DEEDS, PAGES 324, 325 AND 326, RECORDS OF SAID COUNTY, AND HEREIN DESIGNATED (A), (B) AND (C) AS FOLLOWS.

(A) A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH A DISTANCE OF 834.8 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO A POINT OF INTERSECTION WITH THE COUNTY ROAD CENTERLINE, THE REAL POINT OF BEGINNING; THENCE A STRIP OF LAND 66 FEET WIDE LYING 33 FEET EACH SIDE OF THE CENTERLINE WHICH PROCEEDS S61°02'E A DISTANCE OF 799.8 FEET TO A POINT OF CURVATURE; THENCE ALONG A 10°00' CURVE TO THE RIGHT OF WAY WITH A RADIUS OF 572.96 FEET A DISTANCE OF 221.7 FEET TO A POINT OF TANGENCY; THENCE S38°52'E A DISTANCE OF 503.9 FEET TO A POINT ON THE NORTH PROPERTY LINE OF TAX NO. 5, SECTION 32, WHICH POINT IS N82°12'E A DISTANCE OF 85.5 FEET FROM THE NORTHWEST CORNER OF SAID TAX NO 5, MARKED BY AN IRON PIPE

(B) A PARCEL OF LAND LYING WITHIN GOVERNMENT LOTS 2 AND 3 OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A 3/4 INCH PIPE WHICH IS LOCATED S81°33'E A DISTANCE OF 1001.9 FEET FROM THE NORTHWEST CORNER OF SAID LOT NO. 2, THENCE S75°22'E A DISTANCE OF 80.2 FEET; THENCE S55°17'E A DISTANCE OF 48.1 FEET TO THE REAL POINT OF BEGINNING; THENCE S55°17'E A DISTANCE 143.0 FEET; THENCE S40°39'E A DISTANCE OF 546.2 FEET TO A 5/8 INCH IRON PIN, THENCE N70°02'E A DISTANCE OF 9.1 FEET; THENCE S51°08'W A DISTANCE OF 65.0 FEET; THENCE N38°52'W A DISTANCE OF 888.5 FEET TO THE REAL POINT OF BEGINNING.

(C) A PARCEL OF LAND LYING WITHIN GOVERNMENT LOTS 3 AND 4, SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, SAID SECTION 32, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 834.8 FEET TO A POINT OF INTERSECTION WITH THE COUNTY ROAD CENTERLINE; THENCE S61°02'E A DISTANCE OF 911.8 FEET; THENCE S38°52'E A DISTANCE OF 1379.7 FEET TO A POINT OF CURVATURE; THENCE ALONG A 12°00' CURVE TO THE RIGHT WITH A RADIUS OF 477.46 FEET A DISTANCE OF 13.3 FEET TO THE REAL POINT OF BEGINNING; THENCE A STRIP OF LAND 66 FEET WIDE, LYING 33 FEET EACH SIDE OF THE CENTERLINE WHICH CONTINUES ALONG SAID 12°00' CURVE TO THE RIGHT A DISTANCE OF 184.5 FEET TO A POINT OF TANGENCY; THENCE S17°32'E A DISTANCE OF 735.0 FEET TO A POINT OF CURVATURE; THENCE ALONG A 5°00' CURVE TO THE RIGHT OF A RADIUS OF 1145.92 FEET A DISTANCE OF 204.7 FEET TO A POINT OF TANGENCY; THENCE SOUTH 7°18' EAST A DISTANCE OF 115.9 FEET TO A POINT OF CURVATURE; THENCE ALONG A 30°00' CURVE TO THE LEFT WITH A RADIUS OF 190.89 FEET A DISTANCE OF 233.3 FEET TO A POINT OF TANGENCY; THENCE S77°18'E A DISTANCE OF 150.2 FEET TO A POINT OF CURVATURE; THENCE ALONG AN 18°00' CURVE TO THE RIGHT WITH A RADIUS OF 318.31 FEET A DISTANCE OF 317.8 FEET TO A POINT OF TANGENCY; THENCE SOUTH 20°08' EAST A DISTANCE OF 188.5 FEET TO A POINT ON TANGENT OF EXISTING COUNTY ROAD.

ALSO EXCEPT THE SOUTHERLY 697.88 FEET OF GOVERNMENT LOT 4 LYING WESTERLY OF "DUFORT ROAD".

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF BONNER, STATE OF IDAHO, BY DEED, RECORDED IN BOOK 127 OF DEEDS, PAGE 513, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

THAT PART OF PRIEST RIVER BRIDGE-WAY ROAD, PROJECT NO. S-5780 IN GOVERNMENT LOTS 3 AND 4 IN SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS:

FROM STATION NO. P.C. 138+82.29 S15°27'E TO STATION NO. P.C. 140+00.00; THENCE ON A CURVE TO THE LEFT TO STATION NO. P.T. 143+35.72, WHICH POINT IS S.36°E. 335.72 FEET; THENCE S82°27'E 180 FEET TO STATION NO. P.C. 145+32.20; THENCE ON A CURVE TO THE RIGHT TO STATION NO. P.T. 149+38.01, WHICH POINT IS S.35°E. 403.81 FEET TO STATION NO. P.T. 149+53.66 (FORMERLY STATION NO. 148+38.01).

COMMON AREAS SHOWN WITHIN AND ADJACENT TO THIS SUBDIVISION ARE HEREBY DEDICATED TO BRADEN ESTATES HOME OWNERS ASSOCIATION

Richard Braden
RICHARD BRADEN - MANAGING MEMBER
BRADEN 1998 FAMILY L.P.

SECTION 32, TWP 56N, RNG 4W, B.M.

SHEET TITLE: PLAT OF "BRADEN ESTATES"

James A. Sewell and Associates, LLC
CONSULTING ENGINEERS
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE 4-23-10
SCALE NONE
DRAWN JMB
CHECKED RRH
SURVEY 07321-06-001
CAD FILE NAME BRADEN-PLAT
SHT 1 OF 4

Idaho Department of Lands
MAY 2 8 2026
Pend Oreille Lake Supervisory Area
Navigable Waters

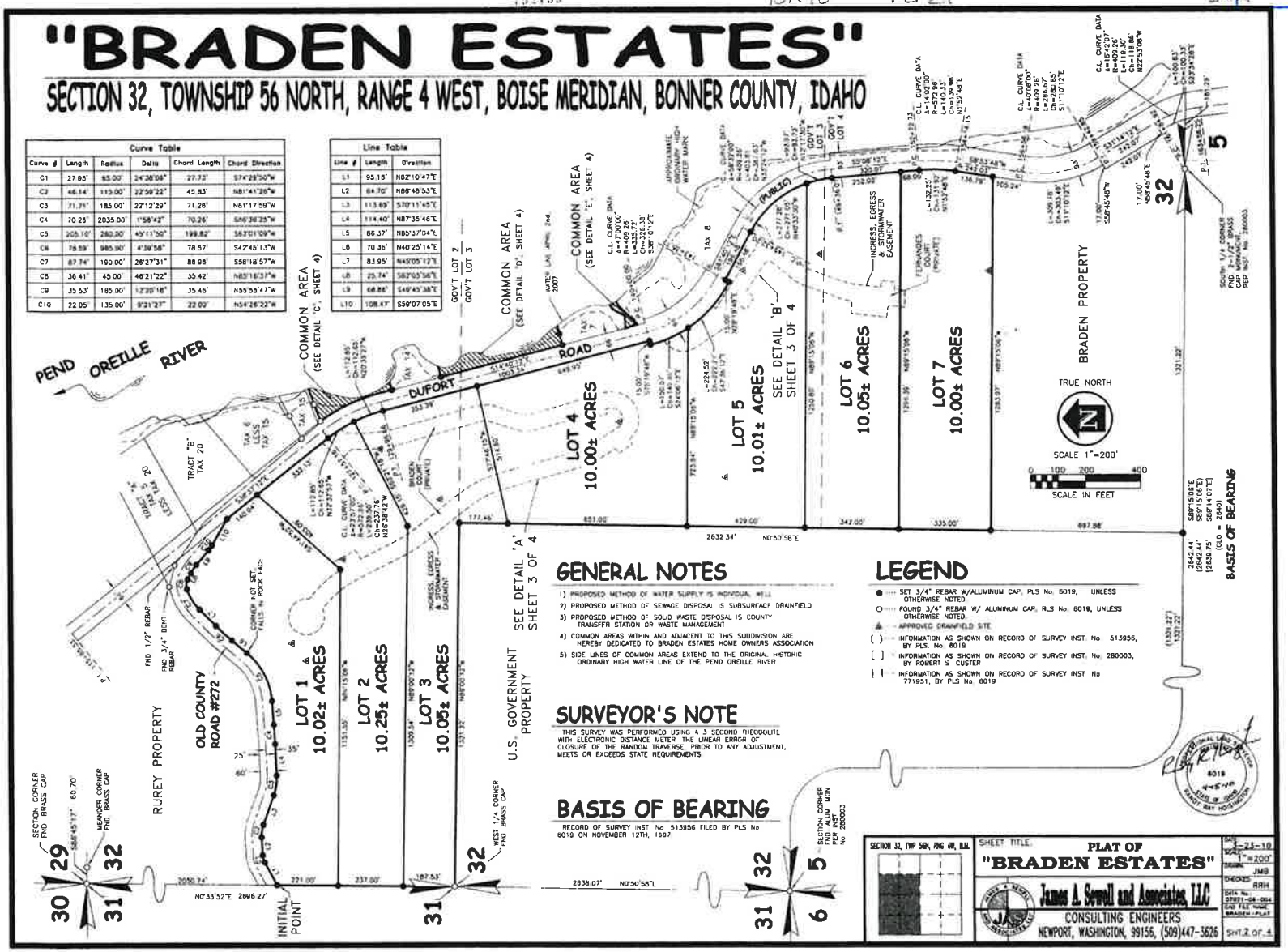
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"BRADEN ESTATES"

SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	27.85'	65.00'	24°32'06"	27.73'	S74°28'50"W
C2	46.14'	119.00'	22°59'22"	45.83'	N81°41'26"W
C3	71.71'	185.00'	22°12'29"	71.26'	N81°17'59"W
C4	70.28'	2035.00'	1°58'42"	70.26'	S90°38'25"W
C5	205.10'	260.00'	45°11'50"	199.82'	S63°01'09"W
C6	78.59'	985.00'	4°34'58"	78.57'	S42°45'13"W
C7	87.74'	190.00'	26°27'31"	86.96'	S58°18'57"W
C8	36.41'	45.00'	46°21'22"	35.42'	N85°16'37"W
C9	35.53'	185.00'	12°30'18"	35.46'	N35°35'47"W
C10	22.05'	135.00'	9°21'27"	22.03'	N54°26'22"W

Line Table		
Line #	Length	Direction
L1	95.18'	N82°10'47"E
L2	64.70'	N86°48'53"E
L3	113.89'	S70°11'45"E
L4	114.40'	N87°35'46"E
L5	86.37'	N85°37'04"E
L6	70.36'	N40°25'14"E
L7	83.95'	N45°05'12"E
L8	25.74'	S82°05'56"E
L9	66.86'	S49°45'38"E
L10	108.47'	S59°07'05"E



GENERAL NOTES

1) PROPOSED METHOD OF WATER SUPPLY IS INDIVIDUAL WELL
2) PROPOSED METHOD OF SEWAGE DISPOSAL IS SUBSURFACE DRAINFIELD
3) PROPOSED METHOD OF SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR WASTE MANAGEMENT
4) COMMON AREAS WITHIN AND ADJACENT TO THIS SUBDIVISION ARE HEREBY DEDICATED TO BRADEN ESTATES HOME OWNERS ASSOCIATION
5) SIDE LINES OF COMMON AREAS EXTEND TO THE ORIGINAL HISTORIC ORDINARY HIGH WATER LINE OF THE PEND OREILLE RIVER

LEGEND

- ● SET 3/4" REBAR W/ALUMINUM CAP, PLS No. 6019, UNLESS OTHERWISE NOTED.
- ○ FOUND 3/4" REBAR W/ ALUMINUM CAP, PLS No. 6019, UNLESS OTHERWISE NOTED.
- ▲ APPROVED DRAINFIELD SITE
- ( ) INFORMATION AS SHOWN ON RECORD OF SURVEY INST. No 513956, BY PLS. No. 6019
- [ ] INFORMATION AS SHOWN ON RECORD OF SURVEY INST. No. 280003, BY ROBERT S. CUSTER
- | | INFORMATION AS SHOWN ON RECORD OF SURVEY INST No 771951, BY PLS No. 6019

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING A 3 SECOND THEODOLITE WITH ELECTRONIC DISTANCE METER THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS STATE REQUIREMENTS

BASIS OF BEARING

RECORD OF SURVEY INST No 513956 FILED BY PLS No 6019 ON NOVEMBER 12TH, 1997

SECTION 32, TWP 56N, RNG 4W, B.M.

SHEET TITLE: PLAT OF "BRADEN ESTATES"

James A. Sewell and Associates, LLC
CONSULTING ENGINEERS
NEWPORT, WASHINGTON, 99156, (509)447-3626

SHT. 2 OF 4

Idaho Department of Lands
MAY 2 8 2026
Pend Oreille Lake Supervisory Area
Navigable Waters

"BRADEN ESTATES"

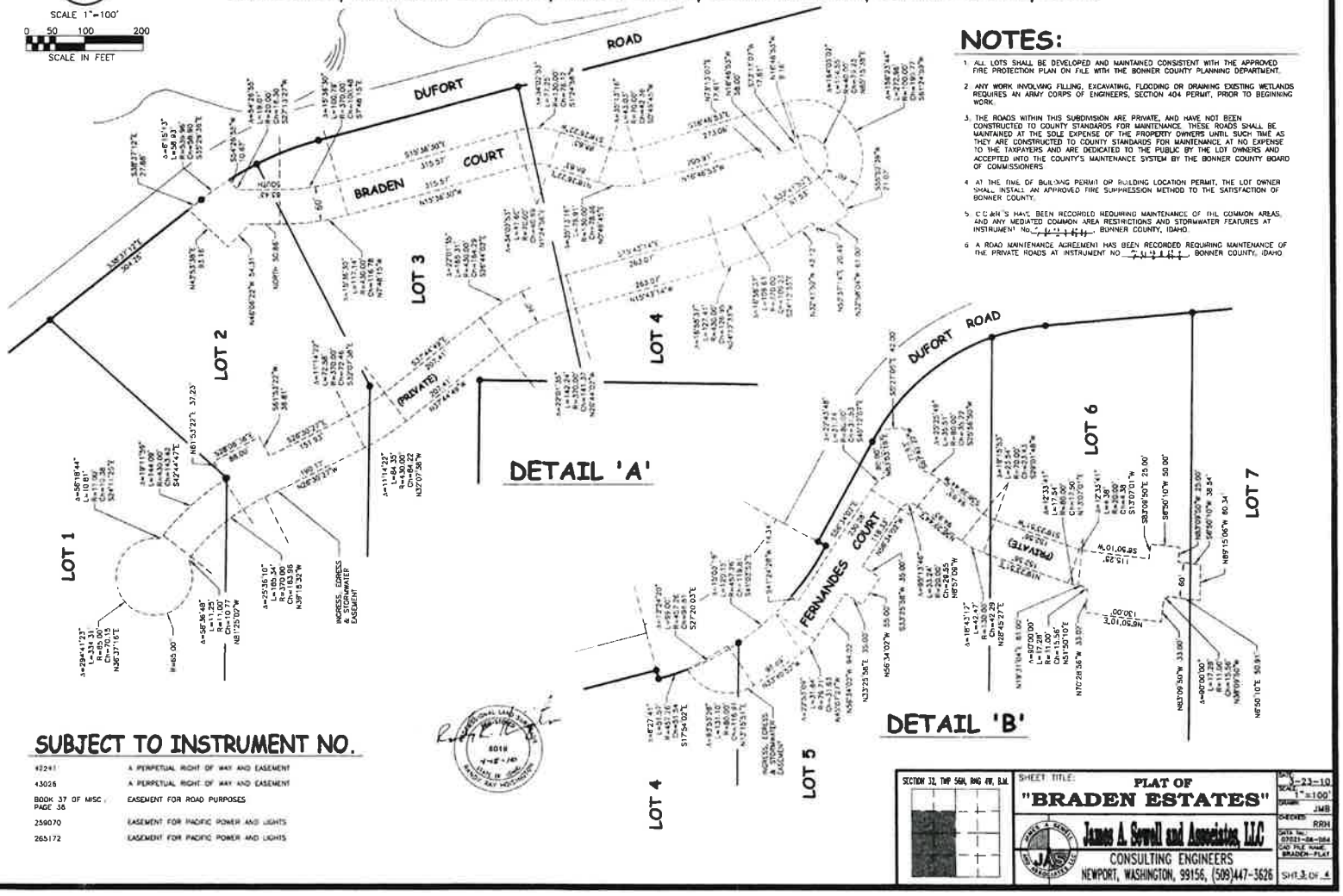
SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

TRUE NORTH

SCALE 1"=100'

0 50 100 200

SCALE IN FEET



NOTES:

1. ALL LOTS SHALL BE DEVELOPED AND MAINTAINED CONSISTENT WITH THE APPROVED FIRE PROTECTION PLAN ON FILE WITH THE BONNER COUNTY PLANNING DEPARTMENT.
2. ANY WORK INVOLVING FILLING, EXCAVATING, FLOODING OR DRAINING EXISTING WETLANDS REQUIRES AN ARMY CORPS OF ENGINEERS, SECTION 404 PERMIT, PRIOR TO BEGINNING WORK.
3. THE ROADS WITHIN THIS SUBDIVISION ARE PRIVATE, AND HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE AT NO EXPENSE TO THE TAXPAYERS AND ARE DEDICATED TO THE PUBLIC BY THE LOT OWNERS AND ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
4. AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY.
5. CC&Rs HAVE BEEN RECORDED REQUIRING MAINTENANCE OF THE COMMON AREAS, AND ANY MEDIATED COMMON AREA RESTRICTIONS AND STORMWATER FEATURES AT INSTRUMENT NO. _____, BONNER COUNTY, IDAHO.
6. A ROAD MAINTENANCE AGREEMENT HAS BEEN RECORDED REQUIRING MAINTENANCE OF THE PRIVATE ROADS AT INSTRUMENT NO. _____, BONNER COUNTY, IDAHO.

SUBJECT TO INSTRUMENT NO.

43241	A PERPETUAL RIGHT OF WAY AND EASEMENT
43026	A PERPETUAL RIGHT OF WAY AND EASEMENT
BOOK 37 OF MISC., PAGE 38	EASEMENT FOR ROAD PURPOSES
259070	EASEMENT FOR PACIFIC POWER AND LIGHTS
265172	EASEMENT FOR PACIFIC POWER AND LIGHTS

SECTION 32, TWP 56N, RNG 4W, B.M.

SHEET TITLE: PLAT OF "BRADEN ESTATES"

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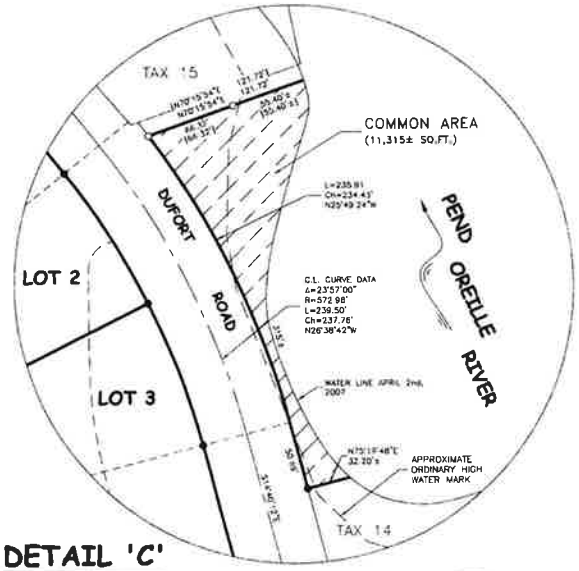
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SHT 3 OF 4

Idaho Department of Lands
MAY 2 8 2026
Pend Oreille Lake Supervisory Area
Navigable Waters

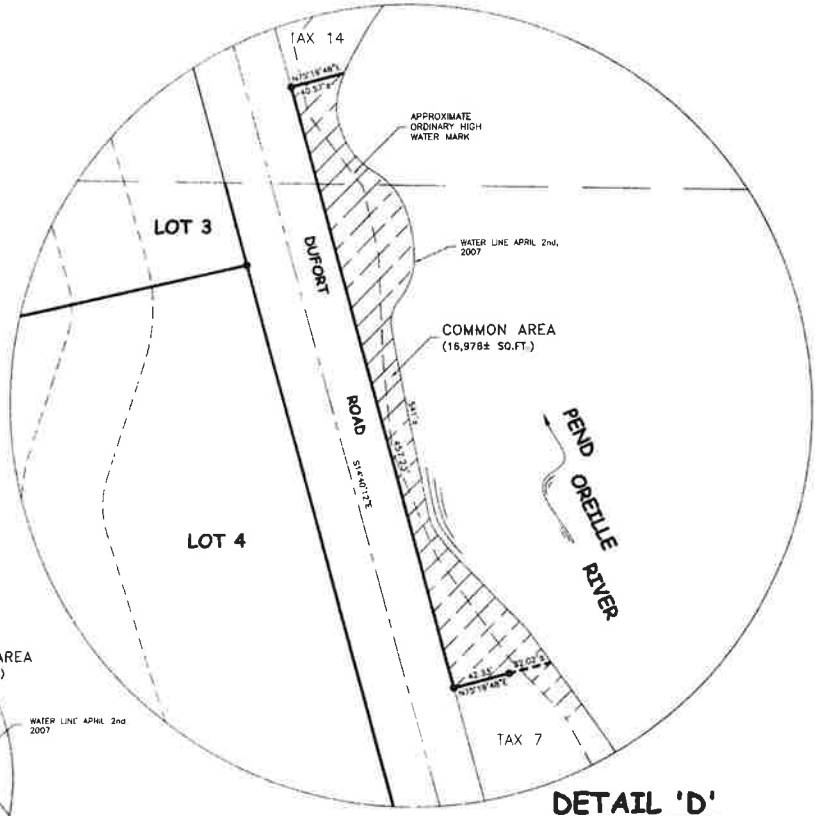
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"BRADEN ESTATES"

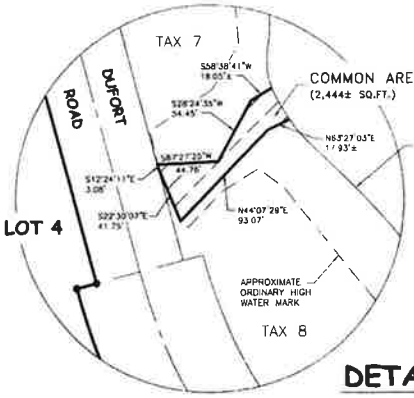
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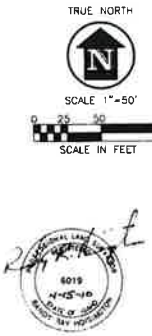
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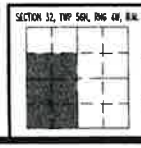


DETAIL 'D'



DETAIL 'E'





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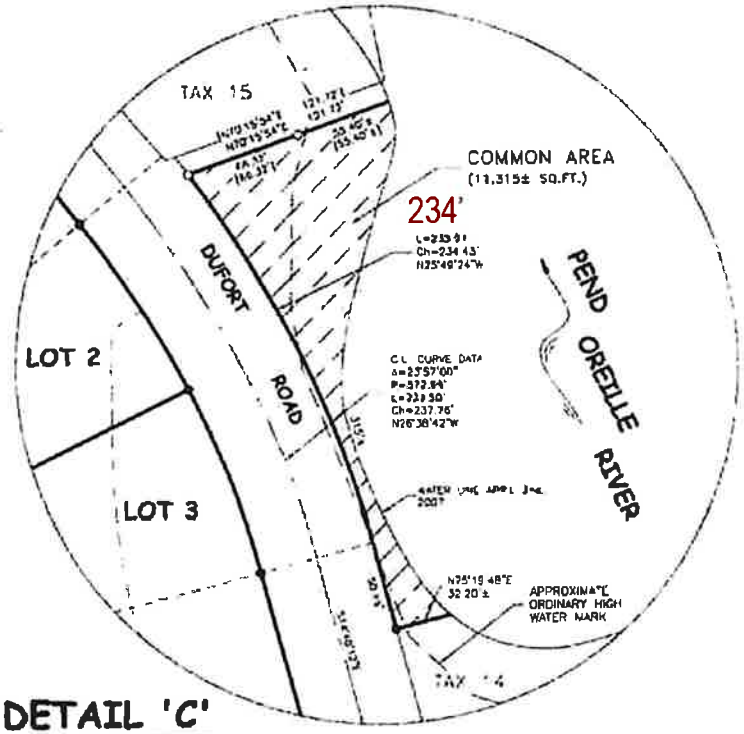
James A. Sewell and Associates, LLC
CONSULTING ENGINEERS
NEWPORT, WASHINGTON, 99156, (509)447-3626

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SHT. 4 OF 4

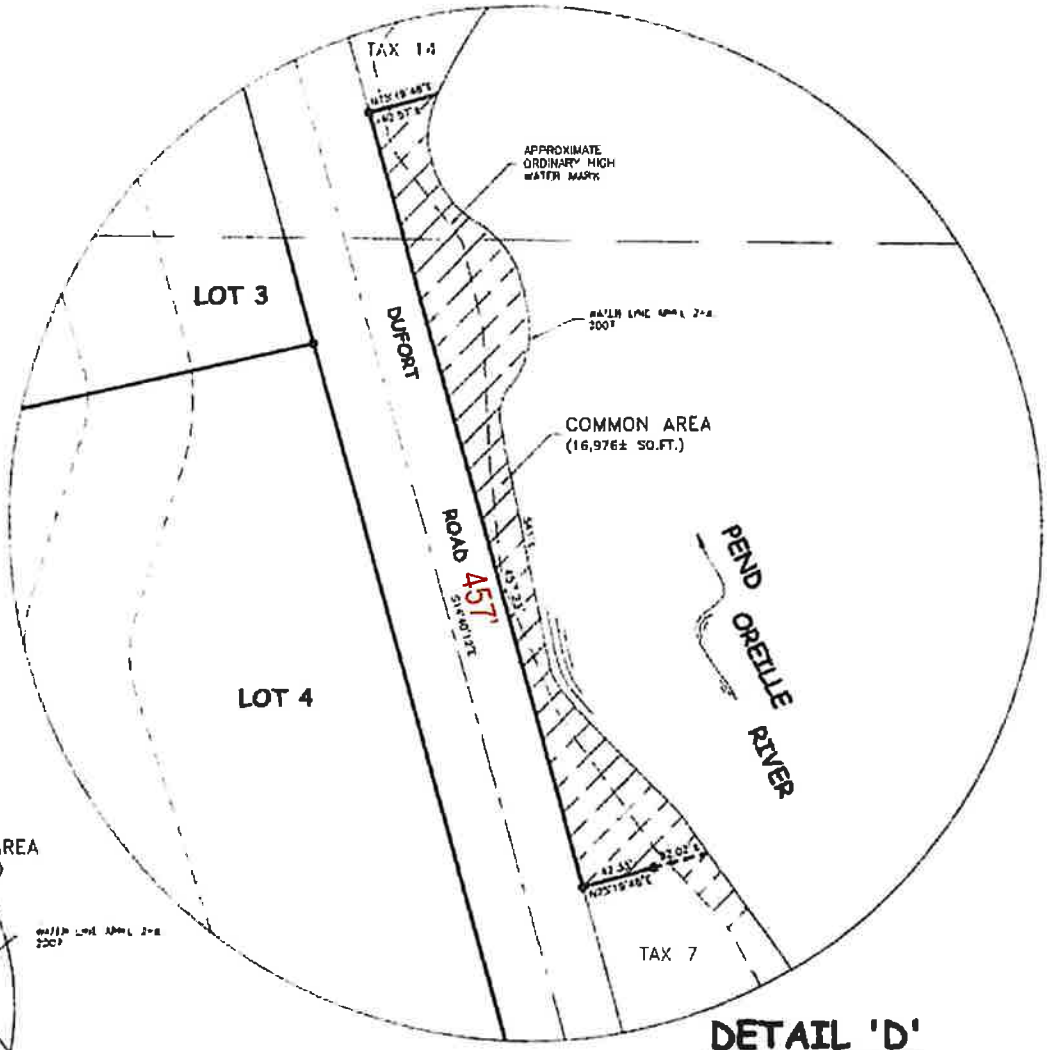
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SECTION 32, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

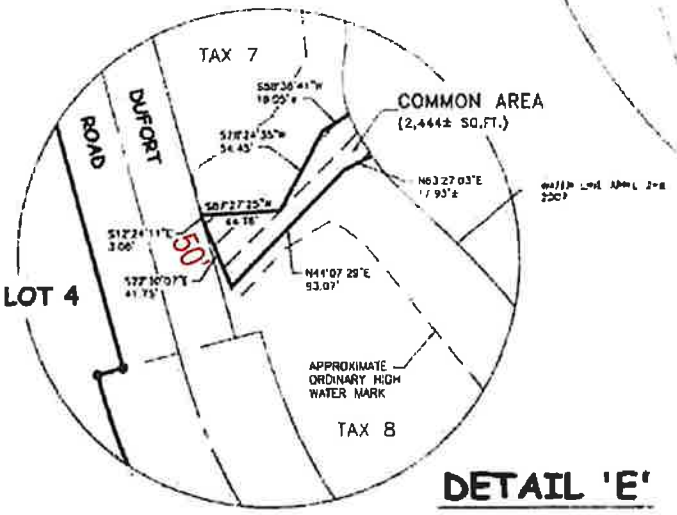
Idaho Department of Lands
MAY 2 8 2026
Pend Oreille Lake Supervisory Area
Navigable Waters



DETAIL 'C'



DETAIL 'D'



DETAIL 'E'

TRUE NORTH

SCALE 1"=50'

0 25 50 100

SCALE IN FEET

SECTION 32, TWP 56N, RGE 4W, B.M.

SHEET TITLE: PLAT OF "BRADEN ESTATES"

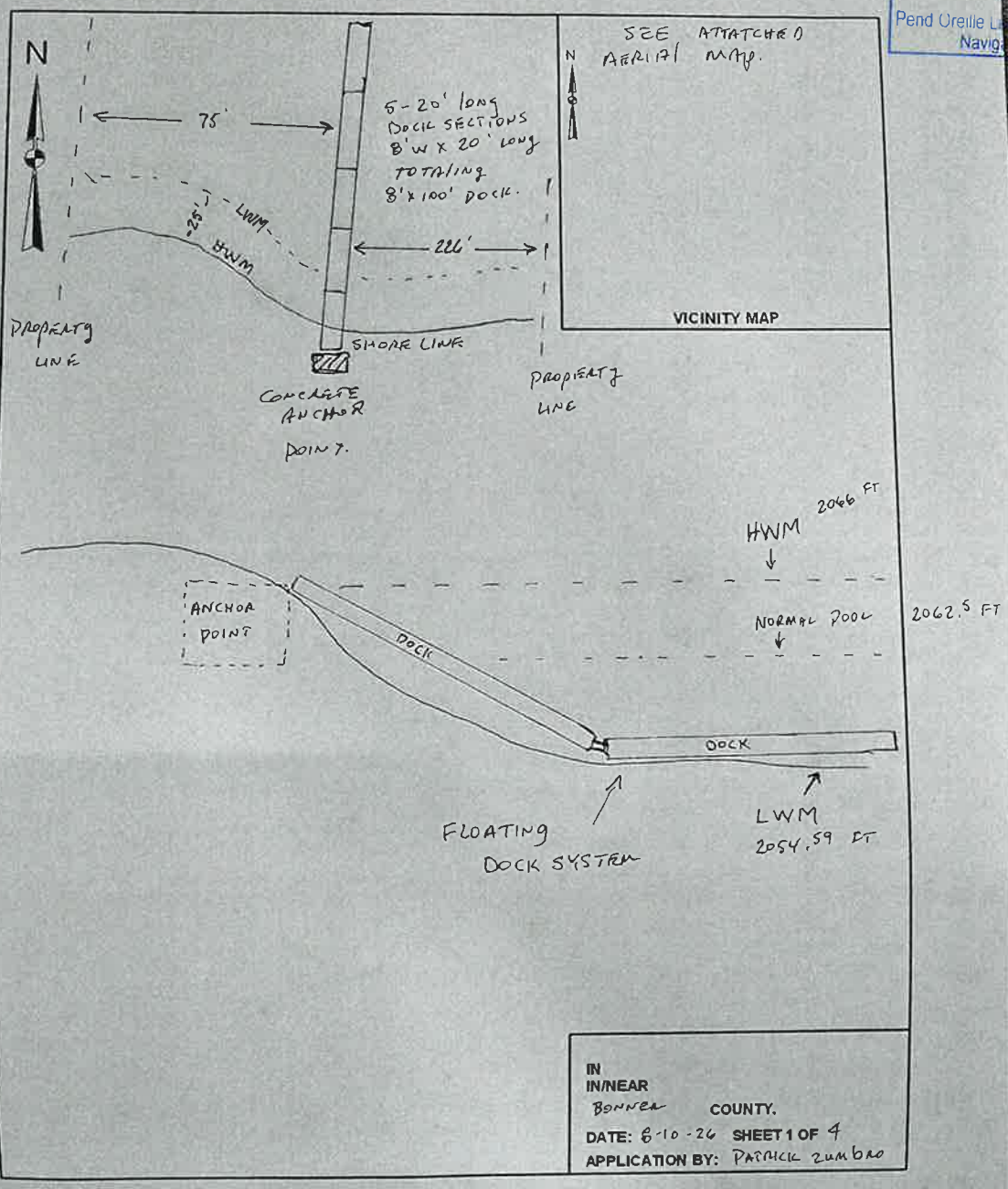
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CHECKED RRH

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SHT 1 OF 1

Idaho Department of Lands
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Navigable Waters

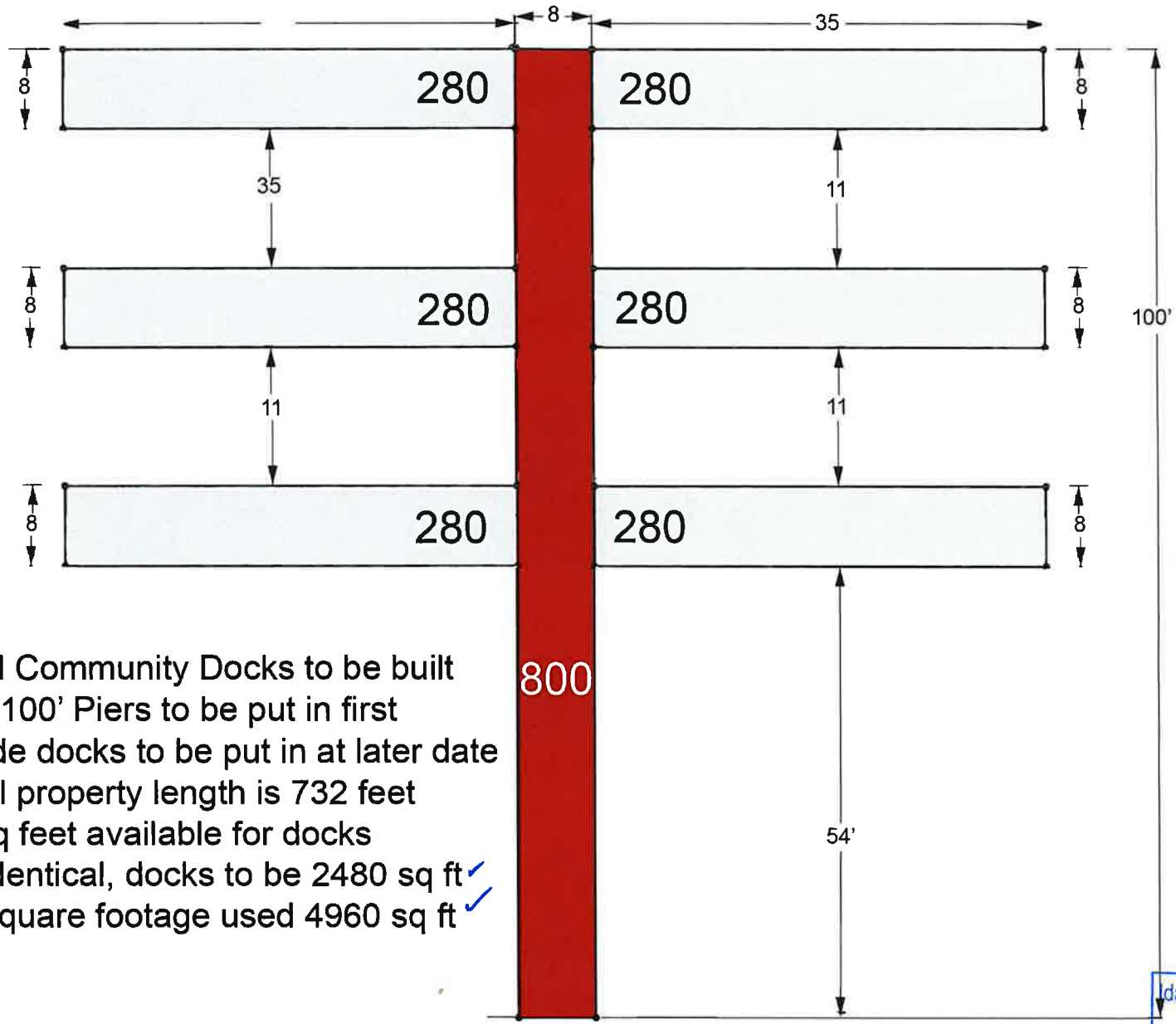
Sample Drawings:



IN
IN/NEAR
Bonner COUNTY.
DATE: 8-10-26 SHEET 1 OF 4
APPLICATION BY: Patrick Zumbro

Idaho Department of Lands
MAY 19 2026
Pend Oreille Lake Supervisory Area
Navigable Waters

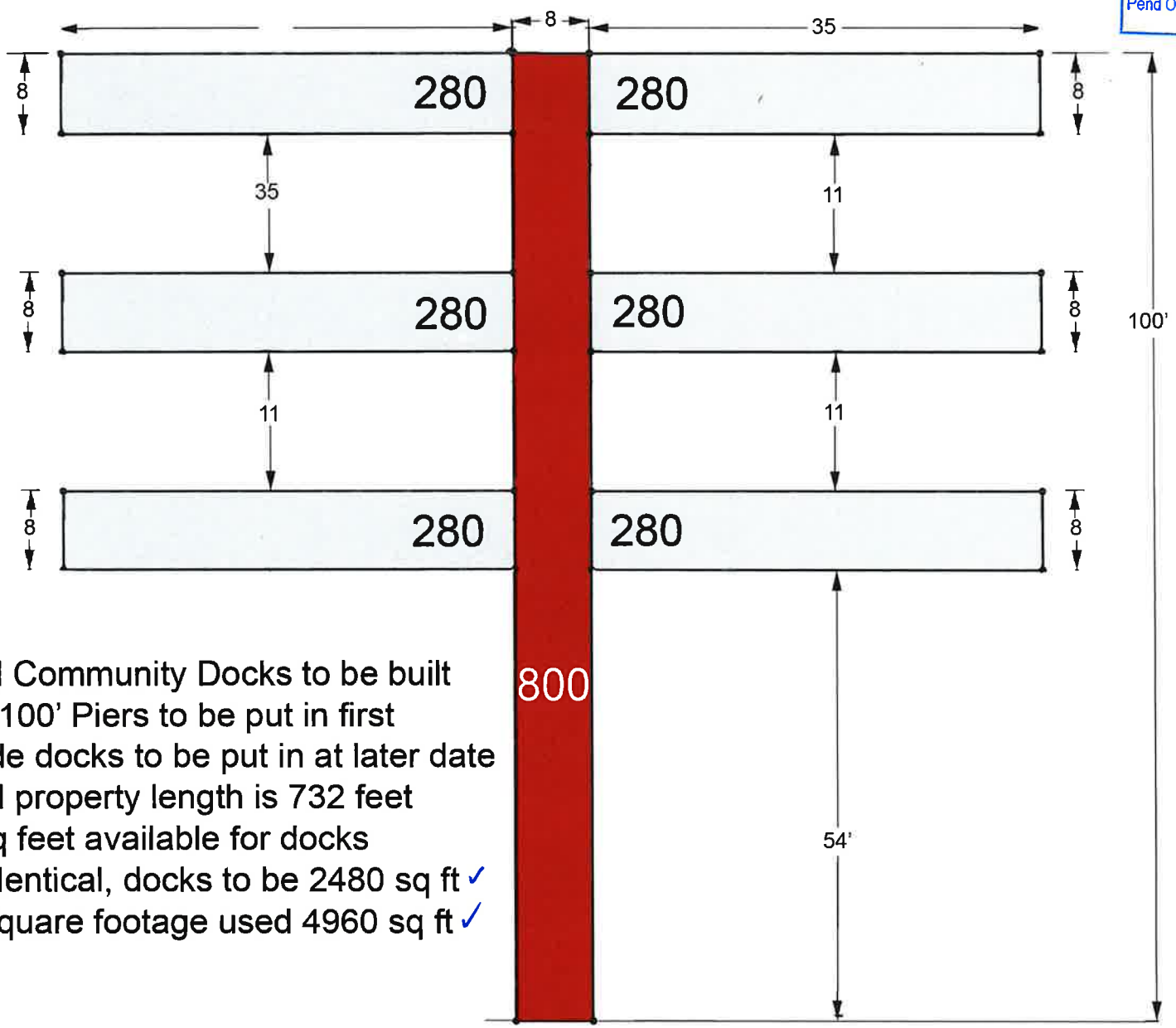




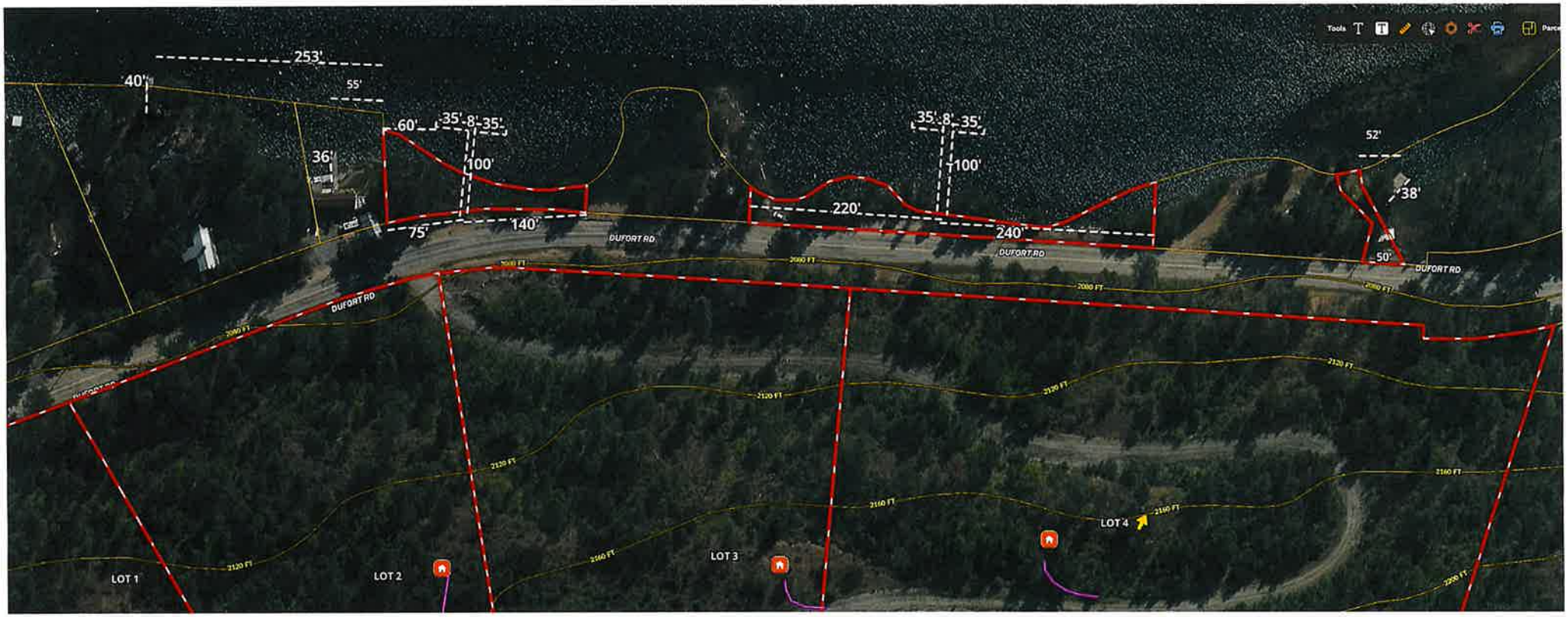
Two Identical Community Docks to be built
Red - 8'x100' Piers to be put in first
Gray - 8'x35' side docks to be put in at later date
Total lineal property length is 732 feet
5124 sq feet available for docks
2 seperate, identical, docks to be 2480 sq ft ✓
Total Dock Square footage used 4960 sq ft ✓

Idaho Department of Lands
MAY 19 2026
Pend Oreille Lake Supervisory Area
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Idaho Department of Lands
MAY 19 2026
Pend Oreille Lake Supervisory Area
Navigable Waters

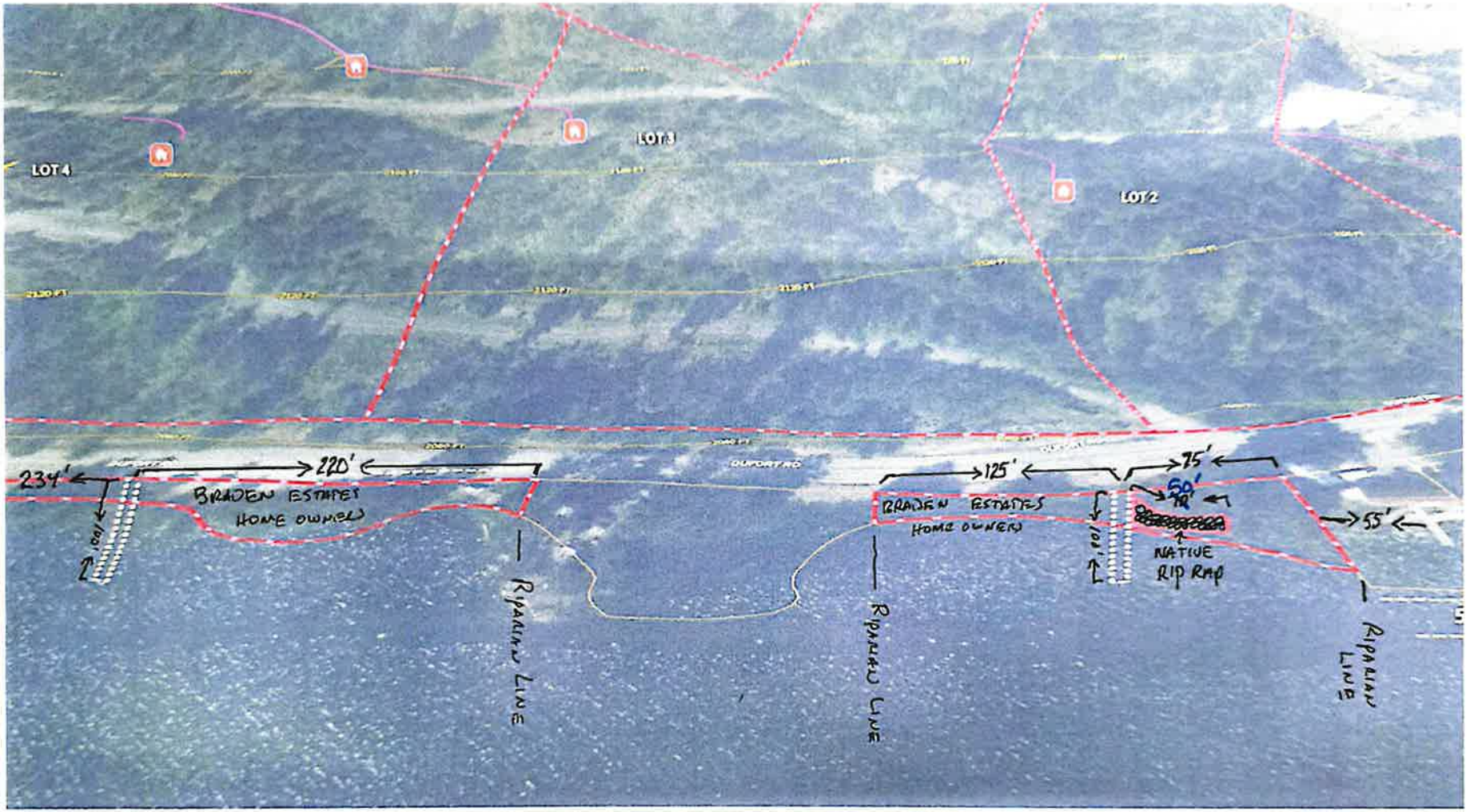


MAY 19 2026

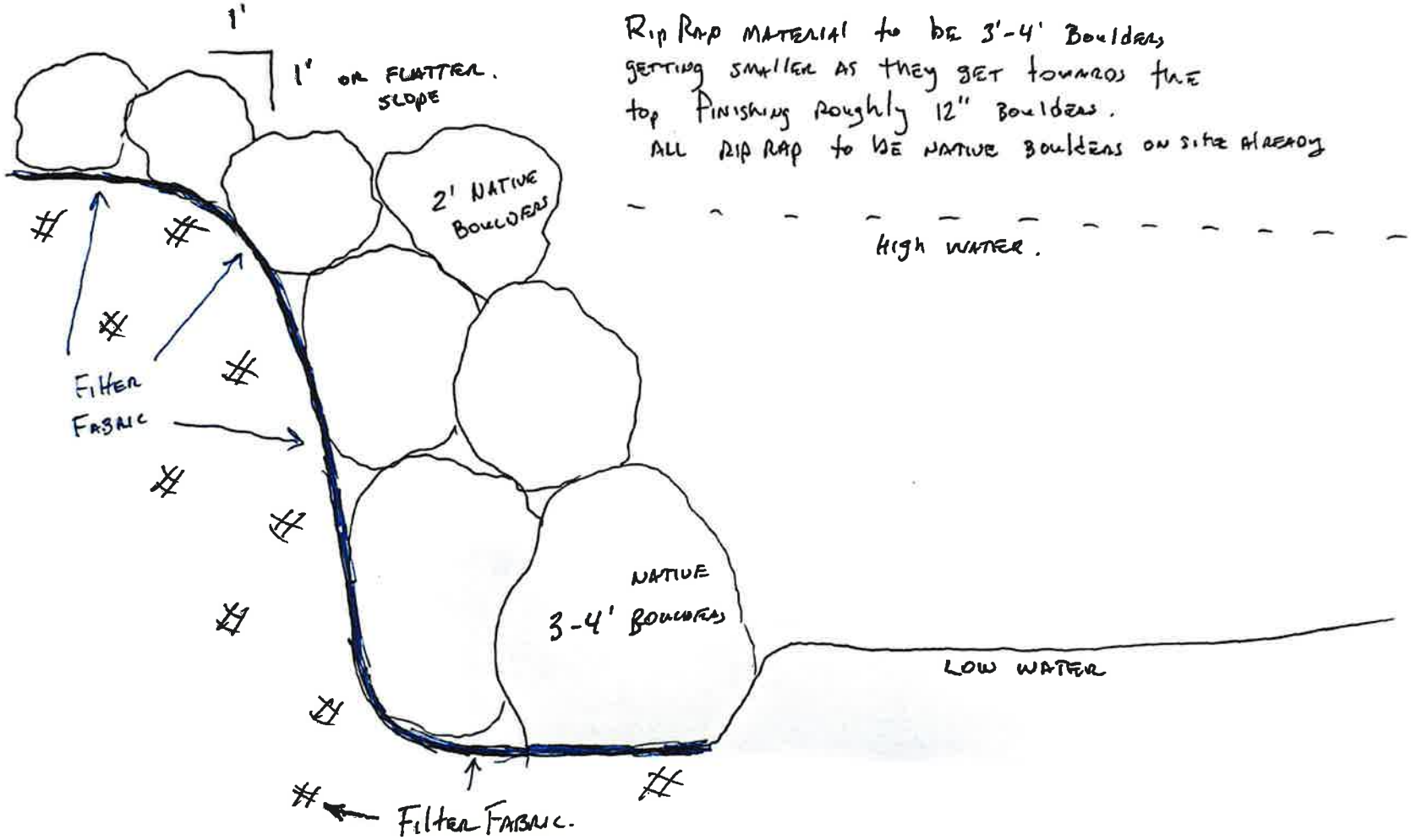
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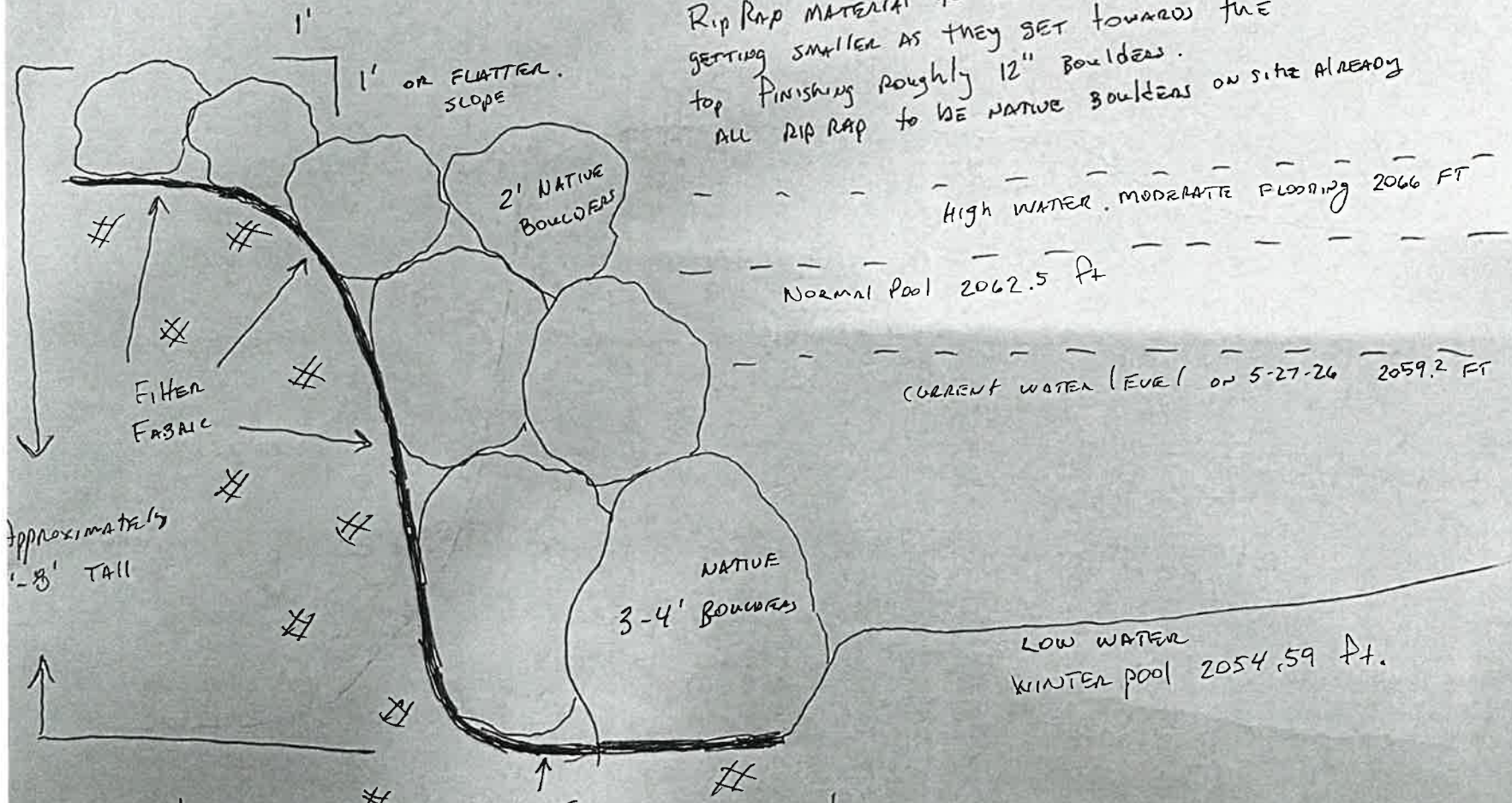
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RIP RAP MATERIAL to BE 3'-4' Boulders getting smaller as they get towards the top finishing roughly 12" Boulders.
ALL RIP RAP to BE NATIVE Boulders ON SITE ALREADY

HIGH WATER.

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RIP RAP MATERIAL to BE 3'-4' Boulders getting smaller as they get towards the top finishing roughly 12" Boulders.
ALL RIP RAP to BE NATIVE BOULDERS ON SITE ALREADY

HIGH WATER. MODERATE FLOODING 2066 FT

NORMAL POOL 2062.5 ft

CURRENT WATER LEVEL ON 5-27-26 2059.2 FT

LOW WATER
WINTER POOL 2054.59 ft.

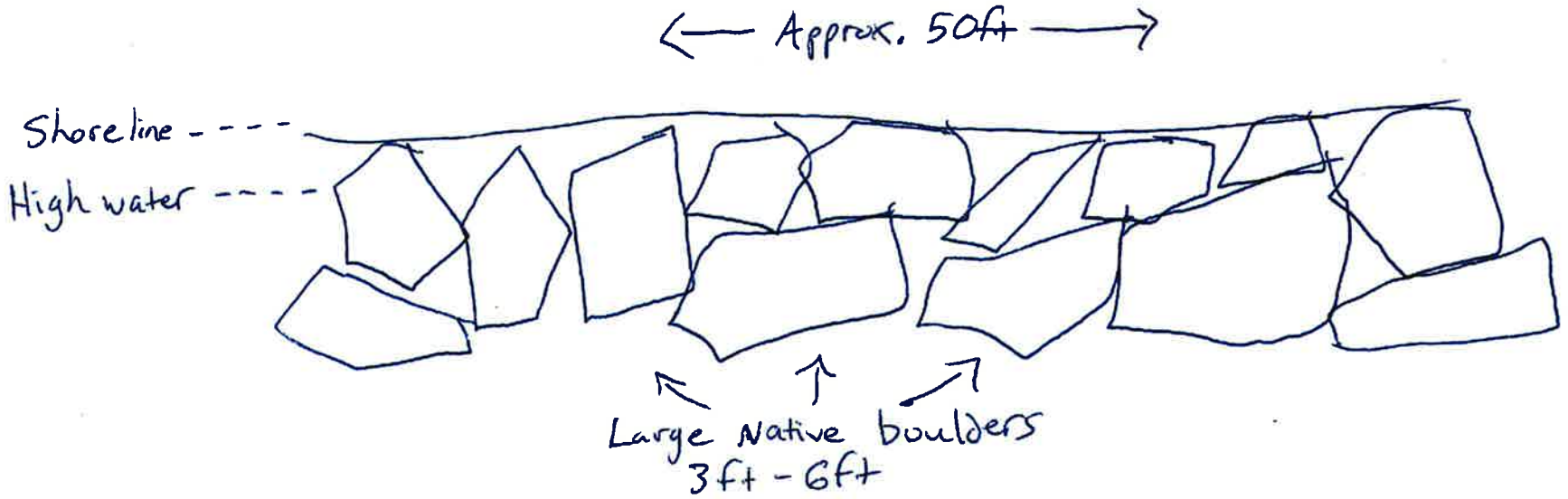
RIP RAP to be APPROXIMATELY 50' IN LENGTH. 3'-4' WIDE & 6'-8' TALL AS IT VARIES IN PLACES.

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Braden Ct. Bank Stabilization

Front view from Pend Oreille river

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APR 29 2026
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Application Number: _____

Idaho Department of Lands

Commercial/Community/Non-navigational Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

This form is three (3) pages, please read and complete all sections.

Encroachment Type(s) (Check all that apply):

- ☒ Community dock
- ☐ Commercial marina
- ☐ Bank stabilization or Rip Rap
- ☐ Float home
- ☐ Mooring buoy
- ☐ Boat garage
- ☐ Other – describe: _____

Applicant's Littoral Rights Are:

- ☒ Owned, fee simple title holder
- ☐ Leased
- ☐ Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights
- ☐ Other – describe: _____

Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:

- ☐ County plat map showing both neighboring littoral lots.
- ☐ Tax record identifying the owner of the upland parcel(s).
- ☐ Lakebed profile with encroachment and water levels of winter and summer.
- ☐ General vicinity map that allows Department to find the encroachment.
- ☐ Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

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Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?

☒ No

◯ Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit #_____ Date of Construction: _____

What will happen to the existing dock or encroachment if this permit application is approved?

◯ Remain unchanged

◯ Complete removal

◯ Modification

◯ Other: _____

(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)

How Many Feet Does the Proposed Encroachment(s) Extend Beyond the Ordinary (or Artificial) High Water Mark?

Encroachment Type: Dock 100 feet

Encroachment Type: _____ _____ feet

Encroachment Type: _____ _____ feet

The Proposed Dock Length Is:

◯ The same or shorter than the two adjacent docks

◯ Longer than the two adjacent docks

☒ Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.

☒ 100 feet and not located near any other docks or encroachments.

How many frontage parcel lots does the applicant own? 3 parcels

For Community Docks, Does the Property Have at Least 50 Feet of Littoral Frontage?

◯ No

☒ Yes Total front footage: 735 feet

For Community Docks, Does the Proposed Dock Exceed the Maximum Square Footage of 7 ft2 per Littoral Front Foot?

☒ No Total square footage: 4960 ft^2

◯ Yes _____ ft^2

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Will any Proposed Docks Exceed the Maximum Width of 10 Feet?

☒ No

◯ Yes If yes, explain why: _____

Will the Proposed Encroachment (besides riprap) Be Located Closer Than 25 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?

☒ No

◯ Yes If yes, what are the proposed distances?

Encroachment Type: _____ _____ feet

Encroachment Type: _____ _____ feet

Encroachment Type: _____ _____ feet

◯ Consent of affected neighbor was attained

Determining Riparian/Littoral Right Lines

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant, and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

[signature] _____
Applicant Signature

Patrick Zumbro
Applicant Print Name

April 20 2026
Date

_____
Applicant Title (if applicable)

Second Applicant (If applicable)

_____ _____
Applicant Signature Applicant Print Name

_____ _____
Date Applicant Title (if applicable)