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289988

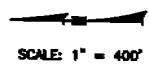
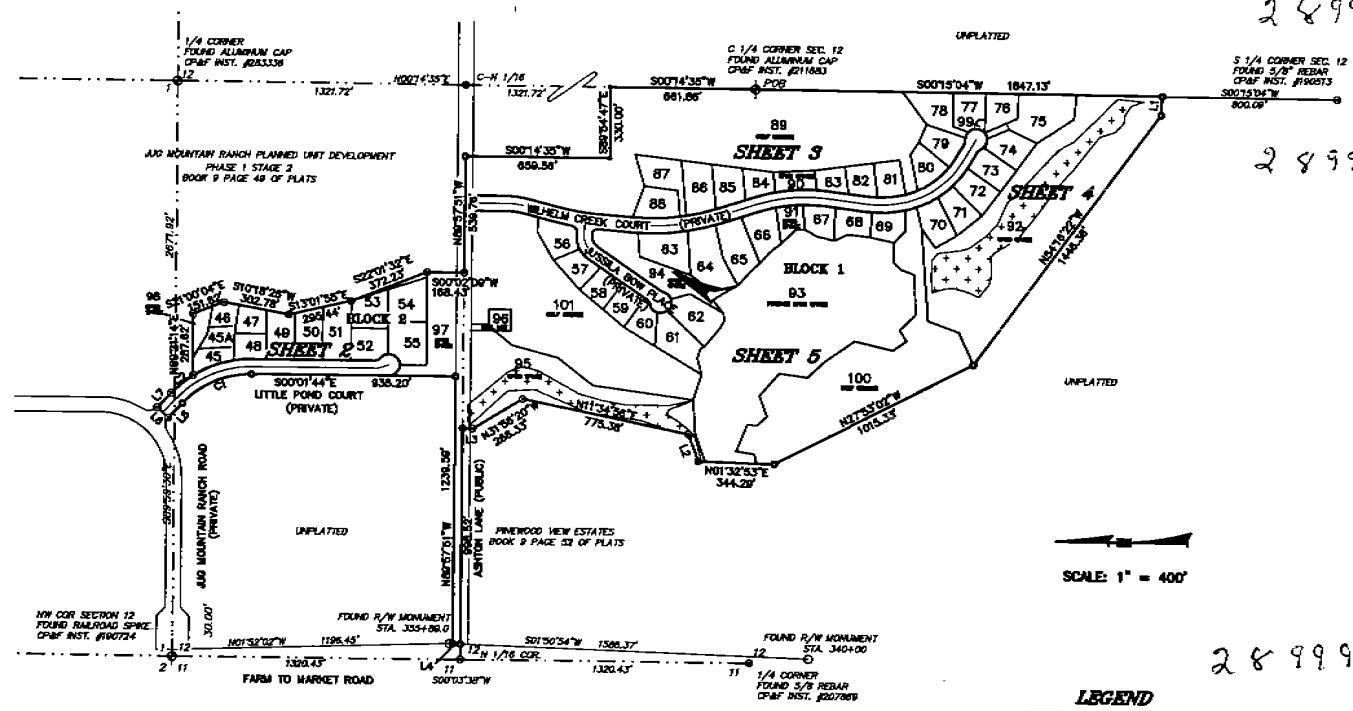
JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Instrument # 289988
 VALLEY COUNTY, CASCADE, IDAHO
 2004-11-30 11:37:18 No. of Pages: 6
 Recorded for: SECESH ENG
 LELAND G. HEINRICH
 Ex-Officio Recorder Deputy
 Index to: PLAT

Located in the SW 1/4 of Section 12
 and the W 1/2 of Section 12, T.17N., R.3E., B.M.
 Valley County, Idaho

Fee: 11.00

[Handwritten signature]



LEGEND

- SUBDIVISION BOUNDARY
- FOUND 3/8" IRON PIN
- SET 5/8" X 30" REBAR MID LS 8577
- FOUND 1/2" IRON PIN
- SET 1/2" X 34" REBAR MID LS 8577
- FOUND BRASS CAP MONUMENT
- ANGLE POINT - NOTHING SET
- R/W MONUMENT FOR FARM TO MARKET ROAD
- EASEMENT LINE
- ++ WETLANDS

- NOTES:
- All roads and road rights of way depicted on this Final Plat are private, except Ashton Lane, which is public; and, after completion of the private roads, such roads will be owned and maintained by the Jug Mountain Ranch Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number 289991.
 - All properties shown on this Final Plat are subject to and governed by the provisions of the General Declaration for Jug Mountain Ranch, the Supplemental Declaration for Jug Mountain Ranch Phase 1 Stage 1, and the Articles of Incorporation and Bylaws for Jug Mountain Ranch Association, Inc., as these four documents may be amended and supplemented, and which are being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Nos. 283340, 283342, and 283343, together with any additional Declarations and/or Sub-association Articles of Incorporation and Bylaws which may be recorded by the Declarant pursuant to the General Declaration for Jug Mountain Ranch and/or the Bylaws for Jug Mountain Ranch Association, Inc.
 - All properties shown on this Final Plat are subject to and governed by the Jug Mountain Ranch Design and Development Guidelines and the Jug Mountain Ranch Rules and Regulations, as they may be amended or supplemented.
 - All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. 89-12, Jug Mountain Ranch - Phase 1, Stage 1, PUD #7-1, Jug Mountain Ranch Planned Unit Development, as issued and as it may be modified by Valley County, Idaho.
 - The Declarant reserves the right, without limitation, to assign its rights to any and all assessments which are depicted on this Final Plat, in whole or in part.
 - All roads and road rights of way, except Ashton Lane, which is public, and all Utility Easements, and all Open Space Lots which are depicted on this Final Plat, specifically including the Private Open Space Lots dedicated for the use and enjoyment of the members of the Jug Mountain Ranch Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration for Jug Mountain Ranch and the Supplemental Declaration for Jug Mountain Ranch Phase 1 Stage 1.
 - Declarant shall have the right to construct trails in any Golf Course, Open Space or Private Open Space Lot, to be used for such recreational uses as the Declarant shall designate, including but not limited to the following uses: pedestrian, bicycle, and skier, subject to the terms and conditions contained in the General Declaration for Jug Mountain Ranch and the Supplemental Declaration for Jug Mountain Ranch Phase 1 Stage 1.
 - Open Space Lots which are depicted on this Final Plat shall be used, managed and maintained in accordance with the General Declaration for Jug Mountain Ranch, as well as the Supplemental Declaration for Jug Mountain Ranch Phase 1 Stage 1.
 - There shall be no further division of any Lot depicted on this Final Plat as provided in the Supplemental Declaration for Jug Mountain Ranch Phase 1 Stage 1.
 - This Plat is subject to compliance with Idaho Code Section 31-3805. No irrigation is provided.
 - Bearings based on State Plane Grid.
 - Utilities shall be completed as provided in the Declaration of installation of Utilities, which is being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number 289992.
 - The mitigated wetlands areas as identified on this Final Plat are subject to regulation by the Corps of Engineers (COE). Any proposed change must be submitted and reviewed and approved by the COE prior to any work being done.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

289989
 DISTRICT HEALTH DEPARTMENT, DHS

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	430.00	335.37	188.54	47.21.07"	N23°42'17"W	345.36
C2	500.00	131.54	66.15	15°04'25"	N39°50'38"W	131.16

LINE TABLE

LINE	LENGTH	BEARING
L1	88.79	N87°05'28"W
L2	134.81	N62°17'02"E
L3	45.95	S01°04'37"W
L4	35.02	N01°50'54"E
L5	83.41	N47°22'51"W
L6	70.02	S43°37'08"W
L7	81.88	S47°22'51"E

MONUMENT CERTIFICATE

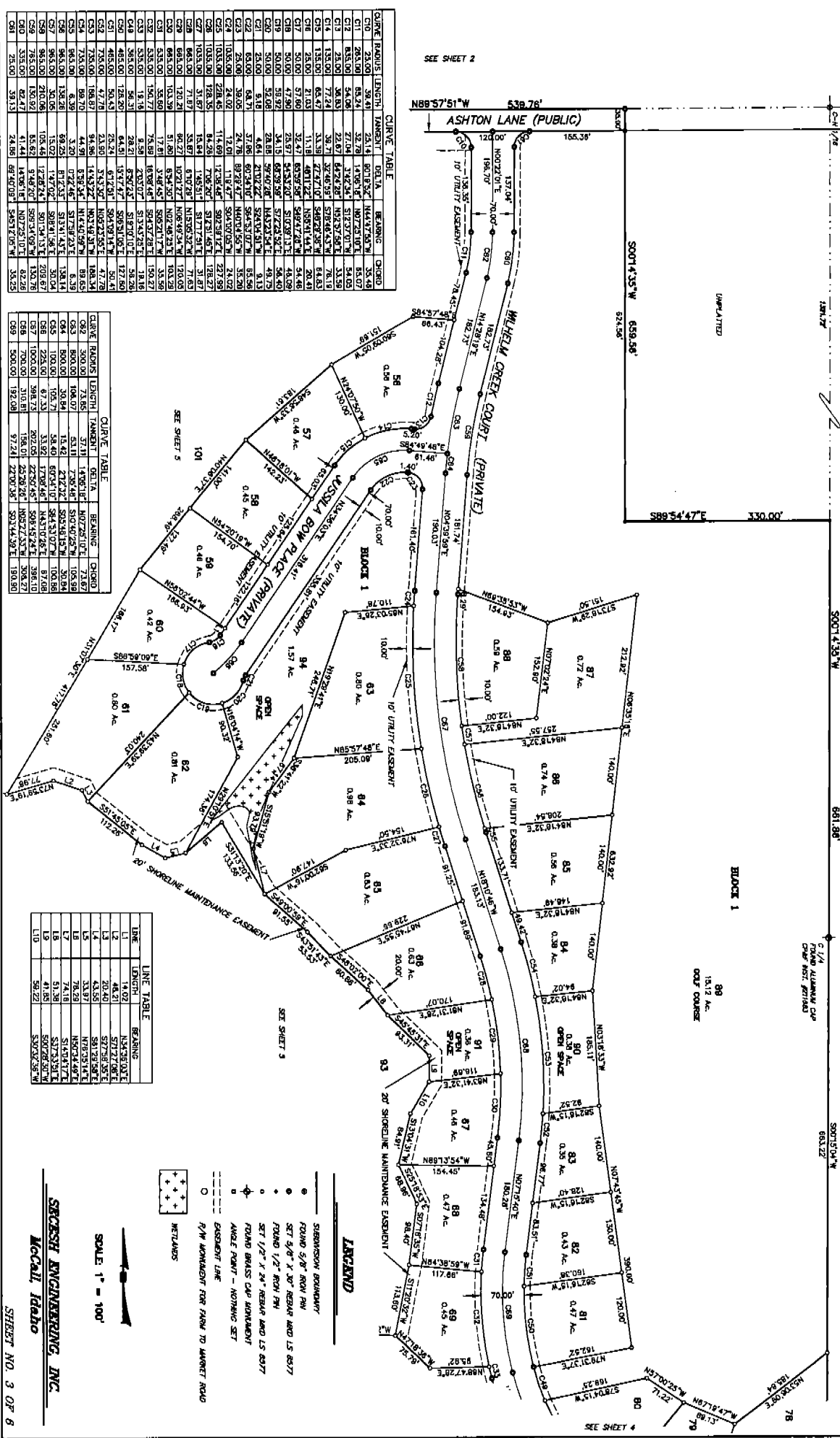
THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THRU 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



SECESH ENGINEERING, INC.
 McCall, Idaho

JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Located in the SW 1/4 of Section 1
and the W 1/2 of Section 12, T.17N, R.3E, B.M.
Valley County, Idaho



CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C01	23.00	34.47	23.14	80.1832°	N44.1750°E	35.43
C02	23.00	54.04	27.64	110.7818°	N07.2510°E	54.03
C03	23.00	38.83	22.67	84.2426°	N55.3756°E	33.59
C04	133.00	77.24	38.77	32.4639°	S78.4633°W	78.13
C05	133.00	68.47	33.39	27.9710°	S49.2838°W	68.43
C06	133.00	21.03	11.18	48.1132°	N58.4144°E	20.43
C07	30.00	21.03	11.18	80.5929°	S28.4728°W	34.46
C08	30.00	51.99	24.17	52.5330°	S10.3111°E	54.40
C09	30.00	52.06	24.18	39.6740°	N43.2354°E	48.75
C10	30.00	81.81	41.06	21.0222°	S24.5310°W	81.13
C11	30.00	81.81	41.06	67.9410°	S44.5310°W	81.13
C12	28.00	24.02	12.78	89.2924°	N40.0155°W	35.20
C13	103.00	24.02	12.78	119.4771°	N40.0155°W	23.75
C14	103.00	72.85	34.26	138.3642°	S07.2510°E	72.82
C15	103.00	31.67	15.84	149.5117°	S17.7191°E	31.67
C16	663.00	71.87	33.67	67.0728°	N106.4934°W	71.63
C17	663.00	120.21	60.27	107.2177°	N08.4934°W	120.03
C18	663.00	103.39	51.80	83.4330°	S02.4934°W	103.29
C19	663.00	35.99	17.76	34.8458°	S02.4934°W	35.77
C20	333.00	35.99	17.76	119.4771°	S02.4934°W	130.27
C21	333.00	131.14	62.56	230.0707°	S13.4323°E	131.16
C22	333.00	56.31	28.21	87.9023°	S13.4323°E	56.26
C23	463.00	124.29	64.31	153.1747°	S08.5110°E	127.80
C24	463.00	59.43	29.24	67.2101°	S08.5110°E	59.43
C25	728.00	47.73	23.90	33.5232°	N08.2354°E	47.76
C26	728.00	86.70	44.98	43.8232°	N08.2354°E	86.65
C27	963.00	6.39	3.20	87.2246°	S17.5823°E	6.39
C28	963.00	134.26	69.25	87.2246°	S17.5823°E	134.14
C29	963.00	30.06	15.02	147.9702°	S01.3413°E	30.04
C30	963.00	210.06	105.46	147.9702°	S01.3413°E	209.67
C31	783.00	184.92	85.67	87.4820°	S09.5110°W	183.76
C32	783.00	39.11	24.86	87.4820°	S09.5110°W	39.05

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C33	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C34	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C35	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C36	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C37	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C38	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C39	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C40	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C41	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C42	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C43	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C44	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C45	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C46	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C47	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C48	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C49	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C50	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C51	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C52	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C53	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C54	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C55	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C56	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C57	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C58	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C59	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C60	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C61	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C62	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C63	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C64	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C65	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C66	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C67	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C68	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C69	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C70	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C71	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C72	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C73	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C74	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C75	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C76	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C77	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C78	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C79	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C80	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C81	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C82	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C83	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C84	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C85	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C86	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C87	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C88	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C89	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C90	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C91	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C92	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C93	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C94	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C95	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C96	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C97	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C98	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C99	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C100	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C101	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C102	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C103	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C104	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C105	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C106	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C107	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C108	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C109	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C110	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C111	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C112	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

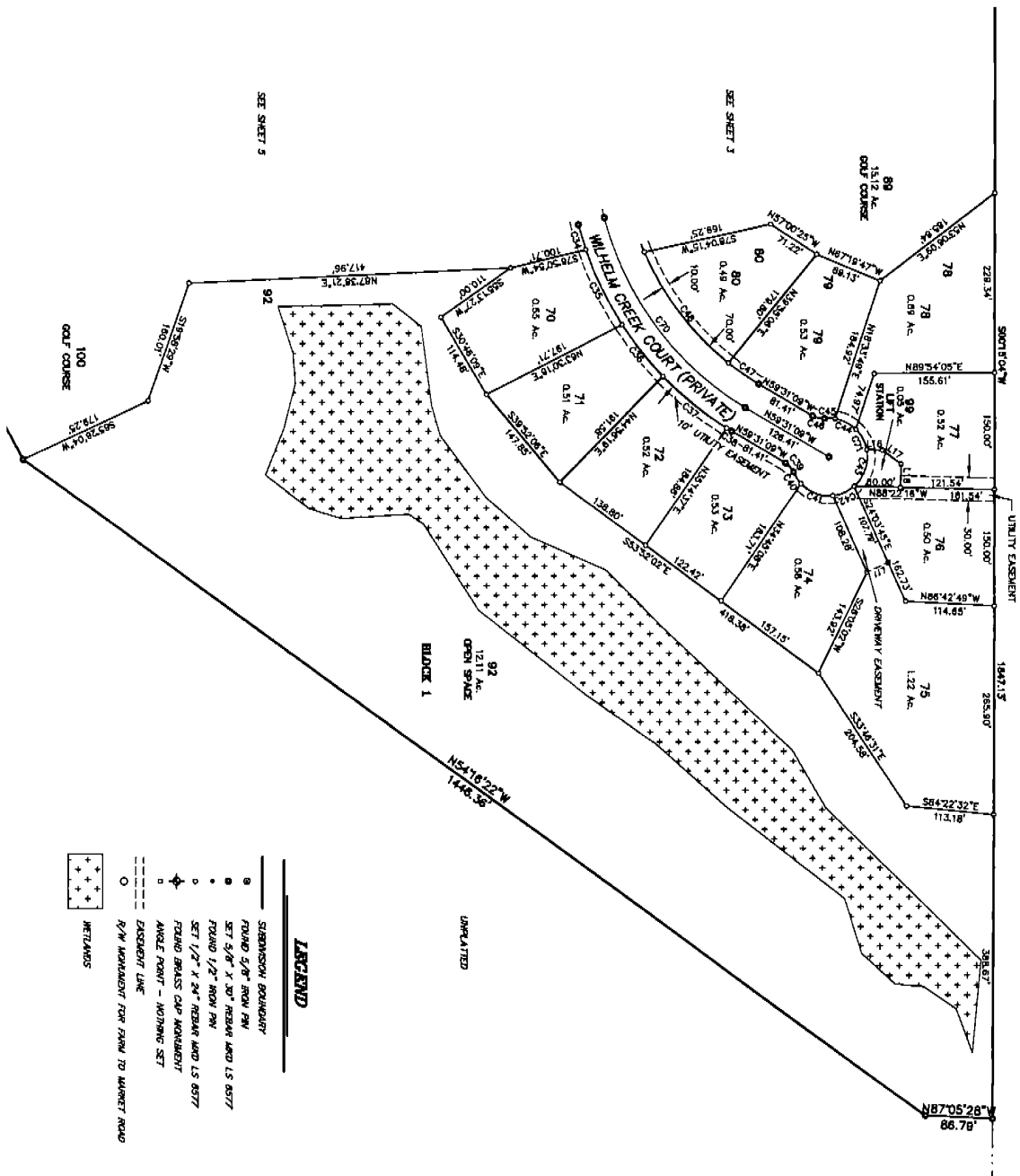
CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C113	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C114	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C115	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C116	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C117	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C118	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C119	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C120	500.00	182.08	91.24	220.0134°	S01.3413°E	180.50

CURVE TABLE

CURVE	RAIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C121	300.00	73.85	37.11	149.6718°	N07.2510°E	73.87
C122	300.00	104.07	51.11	7.2624°	S10.4722°E	104.04
C123	300.00	30.84	15.42	27.2322°	S03.4615°W	30.84
C124	100.00	103.37	51.40	67.9410°	S44.5310°E	103.48
C125	100.00	67.33	33.62	119.4771°	S44.5310°E	67.48
C126	100.00	316.13	158.06	225.5645°	S08.5110°E	316.27
C127						

JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

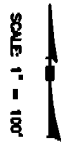
Located in the SW 1/4 of Section 1
and the W 1/2 of Section 12, T.17N., R.3E., B.M.
Valley County, Idaho



CURVE	BEARING	CHORD	DELTA	AREA	PERCENT
C01	155.50°06'E	166.84	155.50	155.50	155.50
C02	155.50°06'E	166.84	155.50	155.50	155.50
C03	155.50°06'E	166.84	155.50	155.50	155.50
C04	155.50°06'E	166.84	155.50	155.50	155.50
C05	155.50°06'E	166.84	155.50	155.50	155.50
C06	155.50°06'E	166.84	155.50	155.50	155.50
C07	155.50°06'E	166.84	155.50	155.50	155.50
C08	155.50°06'E	166.84	155.50	155.50	155.50
C09	155.50°06'E	166.84	155.50	155.50	155.50
C10	155.50°06'E	166.84	155.50	155.50	155.50
C11	155.50°06'E	166.84	155.50	155.50	155.50
C12	155.50°06'E	166.84	155.50	155.50	155.50
C13	155.50°06'E	166.84	155.50	155.50	155.50
C14	155.50°06'E	166.84	155.50	155.50	155.50
C15	155.50°06'E	166.84	155.50	155.50	155.50
C16	155.50°06'E	166.84	155.50	155.50	155.50
C17	155.50°06'E	166.84	155.50	155.50	155.50
C18	155.50°06'E	166.84	155.50	155.50	155.50
C19	155.50°06'E	166.84	155.50	155.50	155.50
C20	155.50°06'E	166.84	155.50	155.50	155.50
C21	155.50°06'E	166.84	155.50	155.50	155.50
C22	155.50°06'E	166.84	155.50	155.50	155.50
C23	155.50°06'E	166.84	155.50	155.50	155.50
C24	155.50°06'E	166.84	155.50	155.50	155.50
C25	155.50°06'E	166.84	155.50	155.50	155.50
C26	155.50°06'E	166.84	155.50	155.50	155.50
C27	155.50°06'E	166.84	155.50	155.50	155.50
C28	155.50°06'E	166.84	155.50	155.50	155.50
C29	155.50°06'E	166.84	155.50	155.50	155.50
C30	155.50°06'E	166.84	155.50	155.50	155.50
C31	155.50°06'E	166.84	155.50	155.50	155.50
C32	155.50°06'E	166.84	155.50	155.50	155.50
C33	155.50°06'E	166.84	155.50	155.50	155.50
C34	155.50°06'E	166.84	155.50	155.50	155.50
C35	155.50°06'E	166.84	155.50	155.50	155.50
C36	155.50°06'E	166.84	155.50	155.50	155.50
C37	155.50°06'E	166.84	155.50	155.50	155.50
C38	155.50°06'E	166.84	155.50	155.50	155.50
C39	155.50°06'E	166.84	155.50	155.50	155.50
C40	155.50°06'E	166.84	155.50	155.50	155.50
C41	155.50°06'E	166.84	155.50	155.50	155.50
C42	155.50°06'E	166.84	155.50	155.50	155.50
C43	155.50°06'E	166.84	155.50	155.50	155.50
C44	155.50°06'E	166.84	155.50	155.50	155.50
C45	155.50°06'E	166.84	155.50	155.50	155.50
C46	155.50°06'E	166.84	155.50	155.50	155.50
C47	155.50°06'E	166.84	155.50	155.50	155.50
C48	155.50°06'E	166.84	155.50	155.50	155.50
C49	155.50°06'E	166.84	155.50	155.50	155.50
C50	155.50°06'E	166.84	155.50	155.50	155.50

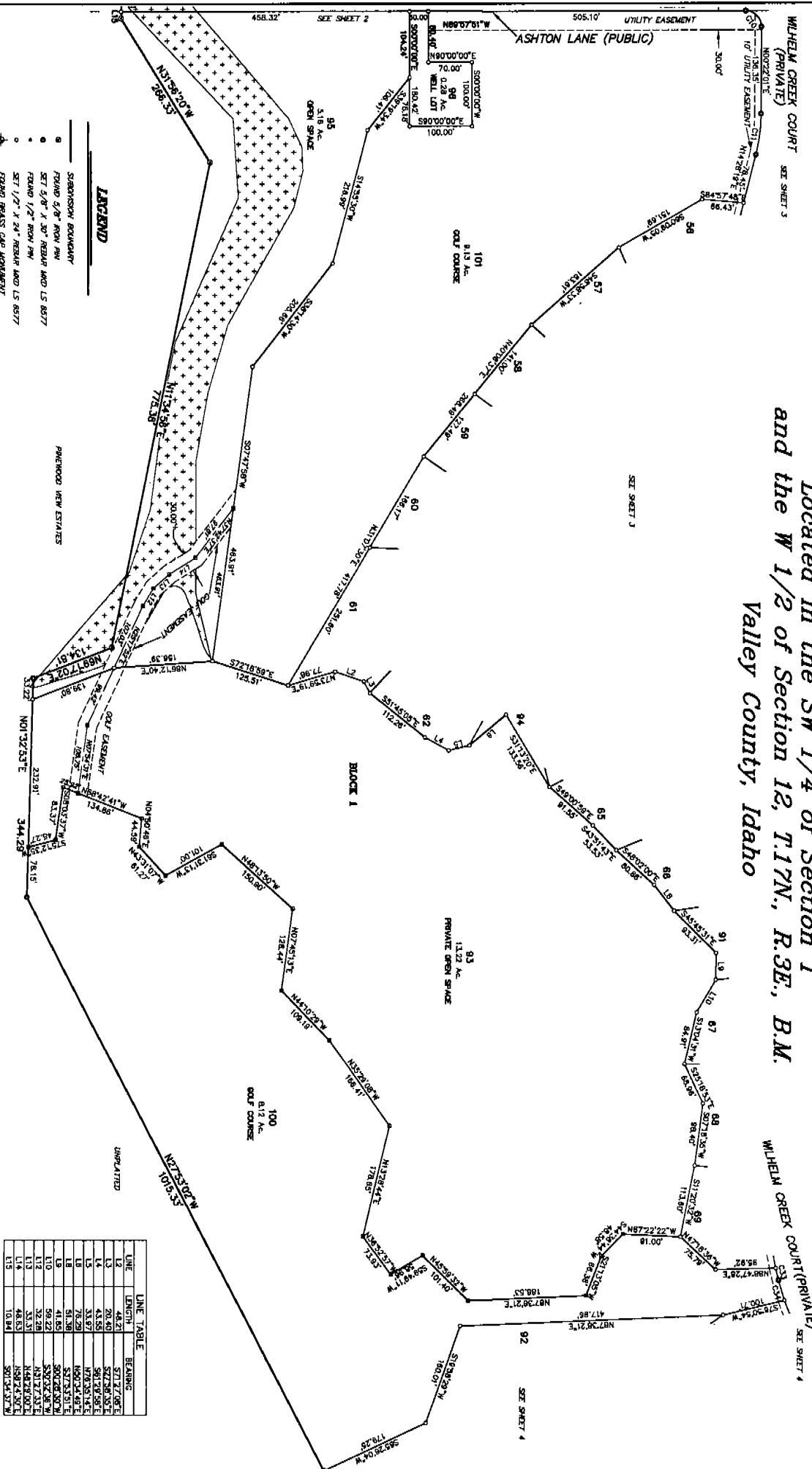
LINE	LENGTH	BEARING
L16	20.00	N88.58°31'E
L17	20.00	S88.58°31'E
L18	20.14	S88.58°31'E
L19	20.14	S88.58°31'E
L20	20.14	S88.58°31'E
L21	20.14	S88.58°31'E
L22	20.14	S88.58°31'E
L23	20.14	S88.58°31'E
L24	20.14	S88.58°31'E
L25	20.14	S88.58°31'E
L26	20.14	S88.58°31'E
L27	20.14	S88.58°31'E
L28	20.14	S88.58°31'E
L29	20.14	S88.58°31'E
L30	20.14	S88.58°31'E
L31	20.14	S88.58°31'E
L32	20.14	S88.58°31'E
L33	20.14	S88.58°31'E
L34	20.14	S88.58°31'E
L35	20.14	S88.58°31'E
L36	20.14	S88.58°31'E
L37	20.14	S88.58°31'E
L38	20.14	S88.58°31'E
L39	20.14	S88.58°31'E
L40	20.14	S88.58°31'E
L41	20.14	S88.58°31'E
L42	20.14	S88.58°31'E
L43	20.14	S88.58°31'E
L44	20.14	S88.58°31'E
L45	20.14	S88.58°31'E
L46	20.14	S88.58°31'E
L47	20.14	S88.58°31'E
L48	20.14	S88.58°31'E
L49	20.14	S88.58°31'E
L50	20.14	S88.58°31'E

- LEGEND**
- SUBDIVISION BOUNDARY
 - FOUND 5/8" IRON PIN
 - SET 5/8" X 30" REBAR AND LS BATT
 - FOUND 1/2" IRON PIN
 - SET 1/2" X 34" REBAR AND LS BATT
 - FOUND BRASS CAP MONUMENT
 - ANGLE POINT - NOTHING SET
 - EXHIBIT LINE
 - P/W MONUMENT FOR FARM TO MARKET ROAD
 - ++ METLANDS



JUG MOUNTAIN RANCHED PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Located in the SW 1/4 of Section 1
and the W 1/2 of Section 12, T.17N., R.3E., B.M.
Valley County, Idaho



LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8" x 30" REBAR AND LS 6037
- REBAR 1/2" FROM FIN
- SET 1/2" x 24" REBAR AND LS 6037
- REBAR BRASS CAP ADJUMENT
- ANGLE POINT - NOTHING SET
- CASING LINE
- R/W ADJUMENT FOR ROAD TO MARKET ROAD
- PINEWOOD VIEW ESTATES



CHORD	BEARING	DELTA	TANGENT	LENGTH	RAADIUS	CHORD
35.46	N44°47'59\"/>					

LINE	LENGTH	BEARING
12	44.21	S71°7'08\"/>

SECURITY ENGINEERING, INC.
McCall, Idaho

