

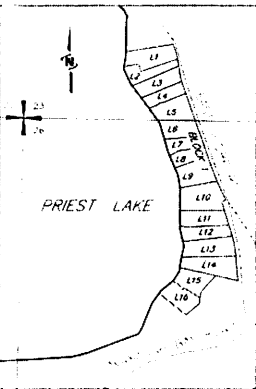
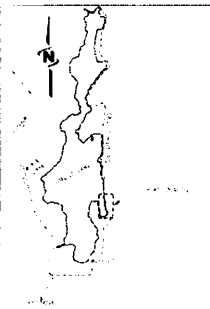
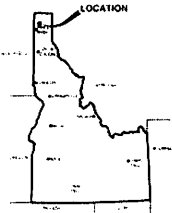
84104

STATE SUBDIVISION-COUGAR CREEK

A PORTION OF SECTIONS 23, AND 26, TOWNSHIP 80 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 160

INST. NO. 84104



TITLE

THE STATE MAKES NO REPRESENTATION AS TO THE VALIDITY OF THE FEDERAL GOVERNMENT ENDOWMENT TRUST LANDS TO WHICH THIS PLAT IS APPLICABLE. THE FEDERAL GOVERNMENT HAS GRANTED TO THE STATE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, THE LEASED ENDOWMENT TRUST LANDS UNDER THE GOVERNANCE OF THE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, WAS GRANTED RESPONSIBILITY TO MAINTAIN AND IMPROVE THE LEASED ENDOWMENT TRUST LANDS IN SUCH A MANNER AS WILL SECURE THE MAXIMUM LONG TERM FINANCIAL RETURN TO THE INSTITUTION TO WHICH GRANTED. THE LEASED ENDOWMENT TRUST LANDS ARE NOT BEING OFFERED FOR SALE OR EXCHANGE AT PUBLIC AUCTION OR BY LAND EXCHANGE OR THE USE OF THE LAND WILL VIOLATE ENDOWMENT TRUST LANDS ARE NOT MANAGED FOR THE PUBLIC AT LARGE AND SHALL NOT BE DEVELOPED PUBLIC LANDS OR OPEN SPACE. OTHER PUBLIC LANDS ARE MANAGED LANDS PRODUCING REVENUE FOR THE BENEFICIARY INSTITUTIONS. THE LAND DEPARTMENT OF LANDS SHALL BE CONTACTED WITH ANY QUESTIONS PERTAINING TO THE ENDOWMENT TRUST LANDS.

ADJACENT ENDOWMENT TRUST LANDS

THE STATE MAKES NO REPRESENTATION AS TO THE VALIDITY OF THE FEDERAL GOVERNMENT ENDOWMENT TRUST LANDS TO WHICH THIS PLAT IS APPLICABLE. THE FEDERAL GOVERNMENT HAS GRANTED TO THE STATE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, THE LEASED ENDOWMENT TRUST LANDS UNDER THE GOVERNANCE OF THE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, WAS GRANTED RESPONSIBILITY TO MAINTAIN AND IMPROVE THE LEASED ENDOWMENT TRUST LANDS IN SUCH A MANNER AS WILL SECURE THE MAXIMUM LONG TERM FINANCIAL RETURN TO THE INSTITUTION TO WHICH GRANTED. THE LEASED ENDOWMENT TRUST LANDS ARE NOT BEING OFFERED FOR SALE OR EXCHANGE AT PUBLIC AUCTION OR BY LAND EXCHANGE OR THE USE OF THE LAND WILL VIOLATE ENDOWMENT TRUST LANDS ARE NOT MANAGED FOR THE PUBLIC AT LARGE AND SHALL NOT BE DEVELOPED PUBLIC LANDS OR OPEN SPACE. OTHER PUBLIC LANDS ARE MANAGED LANDS PRODUCING REVENUE FOR THE BENEFICIARY INSTITUTIONS. THE LAND DEPARTMENT OF LANDS SHALL BE CONTACTED WITH ANY QUESTIONS PERTAINING TO THE ENDOWMENT TRUST LANDS.

ENCROACHMENT PERMITS

AN ENCROACHMENT PERMIT FROM IDAHO DEPARTMENT OF LANDS IS REQUIRED FOR AN ENCROACHMENT UPON THE PUBLIC USE OF NEARBY WATER.

DOMESTIC WATER

THE STATE MAKES NO REPRESENTATION THAT DOMESTIC WATER SERVICE FOR INDIVIDUAL LOTS EXISTS. THE OWNER WILL BE RESPONSIBLE FOR DOMESTIC WATER.

SANITARY SEWER

THE STATE MAKES NO REPRESENTATION THAT SANITARY SEWER SERVICE FOR THE LOTS EXISTS. IF IT EXISTS, IT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS. ANY FUTURE MODIFICATIONS AND/OR ADDITIONS TO EXISTING SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS. THE OWNER SHALL PROVIDE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS.

SINGLE-FAMILY RESIDENTIAL USE

NO MORE THAN ONE (1) SINGLE-FAMILY DWELLING SHALL BE ALLOWED ON ANY LOT.

MOBILE HOMES

MOBILE HOMES SHALL NOT BE PLACED ON THE LOTS.

MANUFACTURED OR MODULAR HOMES

MANUFACTURED OR MODULAR HOMES THAT COMPLY WITH ALL APPLICABLE BUILDING CODES, HAVE A MINIMUM 4' CLEARANCE FROM NEARBY OBSTACLES, MEET ALL LOCAL REQUIREMENTS FOR THIS AREA, AND ARE INSTALLED ON A PERMANENT FOUNDATION SHALL BE ALLOWED.

FIRE HAZARDS

LOTS SHALL BE MAINTAINED TO REDUCE FIRE HAZARDS BY THE ELIMINATION OF FINE FUELS AND DEAD MATERIAL IN THE LOT TO PROVIDE A NATURAL FIRE BREAK APPEARANCE.

ROAD REPAIR AND MAINTENANCE

THE INDIVIDUAL LOT OWNER OR AN ASSOCIATION HE FORMS SHALL BE RESPONSIBLE TO MAINTAIN, REPAIR AND IMPROVE ANY ROAD OR DRIVE AS DESCRIBED IN PLACEMENTS GRANTED BY STATE LAND BOARD PREVIOUS TO THE ESTABLISHMENT OF THIS PLAT. ALL SUCH MAINTENANCE SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY AND ALL APPLICABLE GOVERNMENTAL AUTHORITY. IN THE EVENT ANY PART OF THE ROAD OR DRIVE WITH JURISDICTION OF THE OWNER FAIL TO FORM AN ASSOCIATION OR IF THE ASSOCIATION FAILS IN ITS DUTIES, THE LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN, REPAIR AND REPLACE ANY SUCH MAIN ACCESS ROADS. THE ADJACENT LAND OWNERS SHALL BE RESPONSIBLE TO MAINTAIN AND IMPROVE ANY LOT OR IMPROVEMENTS ON ANY LOT.

PROTECTION OF FOREST RESOURCES

OTHER FOREST RESOURCES SHALL BE PROTECTED, SUCH AS ARCHAEOLOGICAL RESOURCES, SENSITIVE PLANT AND ANIMAL SPECIES, WATER QUALITY, AND RECREATION.

PERMITS REQUIRED

THE STATE MAKES NO REPRESENTATION THAT ANY PERMITS MAY BE OBTAINED FOR THE LOTS OR THAT EXISTING PERMITS ARE PERMITTED TO BE MAINTAINED. EACH OWNER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS AND PROVIDE AT ITS OWN EXPENSE ALL LICENSES AND PERMITS REQUIRED BY SUCH LAWS, RULES, AND REGULATIONS RELATED TO THE USE OF THE LOTS.

ACCESS

ACCESS IS CURRENTLY ALLOWED OVER ENDOWMENT TRUST LAND BY PERMITS ONLY OVER EXISTING ACCESS EASEMENTS AND EASEMENTS THAT HAVE BEEN USED HISTORICALLY TO ACCESS LEASED ENDOWMENT TRUST LANDS UPON THE SALE OF EACH INDIVIDUAL LOT BY THE STATE AND UPON RECEIPT OF CONSIDERATION, THE STATE INTENDS TO GRANT EXPRESS EASEMENTS FOR ACCESS AND UTILITIES SERVING THE LOTS HEREIN.

EXISTING UTILITIES

UTILITIES SUCH AS WATER, SEWER, UNDERGROUND OPENFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN WATER, ELECTRIC POWER, TELEPHONE, AND CABLE ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON. IN SOME CASES, THESE UTILITIES TRAVERSE ACROSS SEVERAL ADJACENT LOTS. DUE TO THE COMPLEXITY OF INSTALLATION AND MAINTENANCE, EACH LOT OWNER SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN THE UTILITIES THAT SERVE THEIR LOT. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S) PERFORMING THE MAINTENANCE TO RETURN ANY DISTURBED LAND, LANDSCAPING, FENCES, SIGNS, ETC. TO THEIR PRE-EXISTING CONDITION. AS THE TASK OF MAINTAINING THE UTILITIES IS UNUSUAL, EQUIPMENT AND RESPONSIBLE TO DO SO, THE UTILITIES SHALL BE REQUIRED TO BE OBTAINED WITHIN THE SERVED LOT VIA THE EXISTING EASEMENT OR ALTERNATIVE EASEMENT PROVIDED BY THE LOT OWNER.

DISCLAIMER

THE LOTS ARE PLATED IN AN AS-IS CONDITION. THE STATE MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE LOTS OR TO ANY OF THE UTILITIES OF THE LOTS FOR THE USES INTENDED BY AN OWNER.

Instrument # 84104
BONNER COUNTY SANDCRAFT BOARD
2/2/2013 11:18:51 AM Page 4
Reviewed by: STATE OF IDAHO PG 04 OF 06 PG 04
KAREN SCOTT
PLAT OFFICE RECORDER IDAHO
1/10/2013

Shermy Russell
Digitally signed on
01/09/2013



STATE SUBDIVISION-COUGAR CREEK	
A PORTION OF SECTIONS 23, AND 26, TOWNSHIP 80 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO	
 J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7825 Meadowsark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 20-11-035 Cougar Creek Cover
DR: BLC	CH: GJR
SCALE: NONE	SHEET 1 OF 6
DATE: January 2013	PROJ. NO.: 20-11-035

840104

STATE SUBDIVISION-COUGAR CREEK

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 140
INST. NO. 840104

CERTIFICATE OF STATE

BE IT KNOWN BY THESE PRESENTS, THAT THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREON, LEGALLY IS AUTHORIZED BY THE BOARD OF LAND COMMISSIONERS TO CAUSE THE SAME TO BE SURVEYED AND PLATTED AND BECAUSE AS PLATTED HEREON TO BE KNOWN AS STATE SUBDIVISION-COUGAR CREEK, BEING A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE WRANGLER CORNER BETWEEN SECTIONS 23 AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST AS SHOWN ON RECORD IN SURVEY, RECORDED JUNE 24, 1987 BY INSTRUMENT NO. 103443, RECORDS OF BONNER COUNTY, IDAHO, FROM WHICH THE WRANGLER CORNER BETWEEN SECTIONS 23 AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST BEARS SOUTH 20°24'18" WEST, 1776.20 FEET; THENCE SOUTH 17°04'25" WEST, 14.35 FEET, MORE OR LESS TO A POINT THAT INTERSECTS THE ORDINARY HIGH WATER MARK OF PREEET LAKE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 773 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE NORTHWESTERLY EXTENDED NORTH LINE OF LOT 85-A SHOWING ON SAID RECORD OF SURVEY;

THENCE ALONG THE NORTH LINE OF SAID LOT 85-A NORTH 83°27'49" EAST, 486.95 FEET;

THENCE 124.21 FEET ALONG THE ARC OF A QUANTANT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET THROUGH A CENTRAL ANGLE OF 17°03'33"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 76°24'00" EAST A CHORD DISTANCE OF 124.81 FEET;

THENCE SOUTH 07°47'34" EAST, 180.35 FEET;

THENCE 83.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 10°25'25"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 12°35'04" EAST A CHORD DISTANCE OF 83.07 FEET;

THENCE SOUTH 17°02'59" EAST, 862.90 FEET;

THENCE 374.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2500.00 FEET, THROUGH A CENTRAL ANGLE OF 10°52'01"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 21°33'37" EAST A CHORD DISTANCE OF 374.35 FEET;

THENCE SOUTH 28°47'35" WEST, 37.78 FEET;

THENCE 12.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 17°03'42"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 27°42'02" WEST A CHORD DISTANCE OF 12.04 FEET;

THENCE SOUTH 10°14'21" EAST, 239.16 FEET;

THENCE 277.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 12°22'47"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 11°29'04" EAST A CHORD DISTANCE OF 277.51 FEET;

THENCE SOUTH 12°45'17" EAST, 172.03 FEET;

THENCE 46.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 17°2'43"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 03°13'36" EAST A CHORD DISTANCE OF 46.80 FEET;

THENCE NORTH 78°24'34" WEST, 279.66 FEET;

THENCE SOUTH 42°17'37" WEST, 215.21 FEET;

THENCE SOUTH 18°15'52" WEST, 712.96 FEET;

THENCE SOUTH 51°54'52" WEST, 181.46 FEET;

THENCE NORTH 40°24'44" WEST, 304.03 FEET, MORE OR LESS TO THE ORDINARY HIGH WATER MARK OF PREEET LAKE; THENCE NORTHWESTERLY AND NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 189.75 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 25.15 ACRES, MORE OR LESS.

SAID LANDS ARE SUBJECT TO EASEMENTS OF ELLIOTT AND RIGHTS OF WAY OF RECORD.

IDAHO STATE BOARD OF LAND COMMISSIONERS APPROVAL

IN WITNESS WHEREOF, THE STATE BOARD OF LAND COMMISSIONERS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THE GOVERNOR OF THE STATE OF IDAHO, AND COUNTERSIGNED BY THE SECRETARY OF THE STATE AND THE DIRECTOR, IDAHO DEPARTMENT OF LANDS.

THE STATE BOARD OF LAND COMMISSIONERS:

Cliff Smith
CLIFF SMITH, PRESIDENT
GOVERNOR OF THE STATE OF IDAHO
PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

COUNTERSIGNED:

Ben Yorsa
BEN YORSA, SECRETARY OF THE STATE

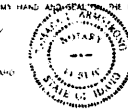
Thomas M. Schultz, Jr.
THOMAS M. SCHULTZ, JR., DIRECTOR, IDAHO DEPARTMENT OF LANDS

THE STATE OF IDAHO,
COUNTY OF BONNER

ON THIS 24th day of February, 2013, before me, a Notary Public in and for the State of Idaho, personally appeared CLIFF SMITH known to me to be the Governor of the State of Idaho and President of the State Board of Land Commissioners; BEN YORSA known to me to be the Secretary for the State of Idaho; and THOMAS M. SCHULTZ, JR., known to me to be the Director of the Department of Lands of the State of Idaho; that executed the foregoing instrument and acknowledged to me that each of the STATE OF IDAHO AND THE STATE BOARD OF LAND COMMISSIONERS EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AND READ WRITTEN ABOVE.

Jason D. King
JASON D. KING, Notary Public for Idaho



WITNESSED AND SUBSCRIBED: 12/26/18

BONNER COUNTY RECORDER

HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION-COUGAR CREEK WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF CLIFF SMITH, THIS 21st DAY OF February 2013, AT 11:11 O'CLOCK, P. M., AND THAT THE INSTRUMENT IS 10 PAGES, 44 PAGES, 140 AS INSTRUMENT NUMBER 840104.

Instrument # 840104
BONNER COUNTY SAMPSONE (IDHS)
2-27-2013 11:11 AM No. of Pages: 10
Instrument # STATE OF IDAHO INSTRUMENT NO. 840104
MARSH SCOTT P. M. 8:00
E-Office Recorder/Deputy CA

SURVEYOR'S CERTIFICATE

JEANIE J. RUSSELL, PROFESSIONAL AND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION-COUGAR CREEK IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION AND ALL CORNERS ARE CORRECTLY LOCATED, THE LINES SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

Jeanie Russell
JEANIE RUSSELL, SURVEYOR
01/29/2013



STATE SUBDIVISION-COUGAR CREEK	
A PORTION OF SECTIONS 23, AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO	
J-U-B ENGINEERS, Inc. 7825 Meadowside Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
DWG NAME: 20-11-005 Cougar Creek Cover	
DR. BLC	CH. GJR SHEET 2 OF 6
SCALE: NONE	DATE: January 2013 PROJ. NO.: 20-11-035

840104

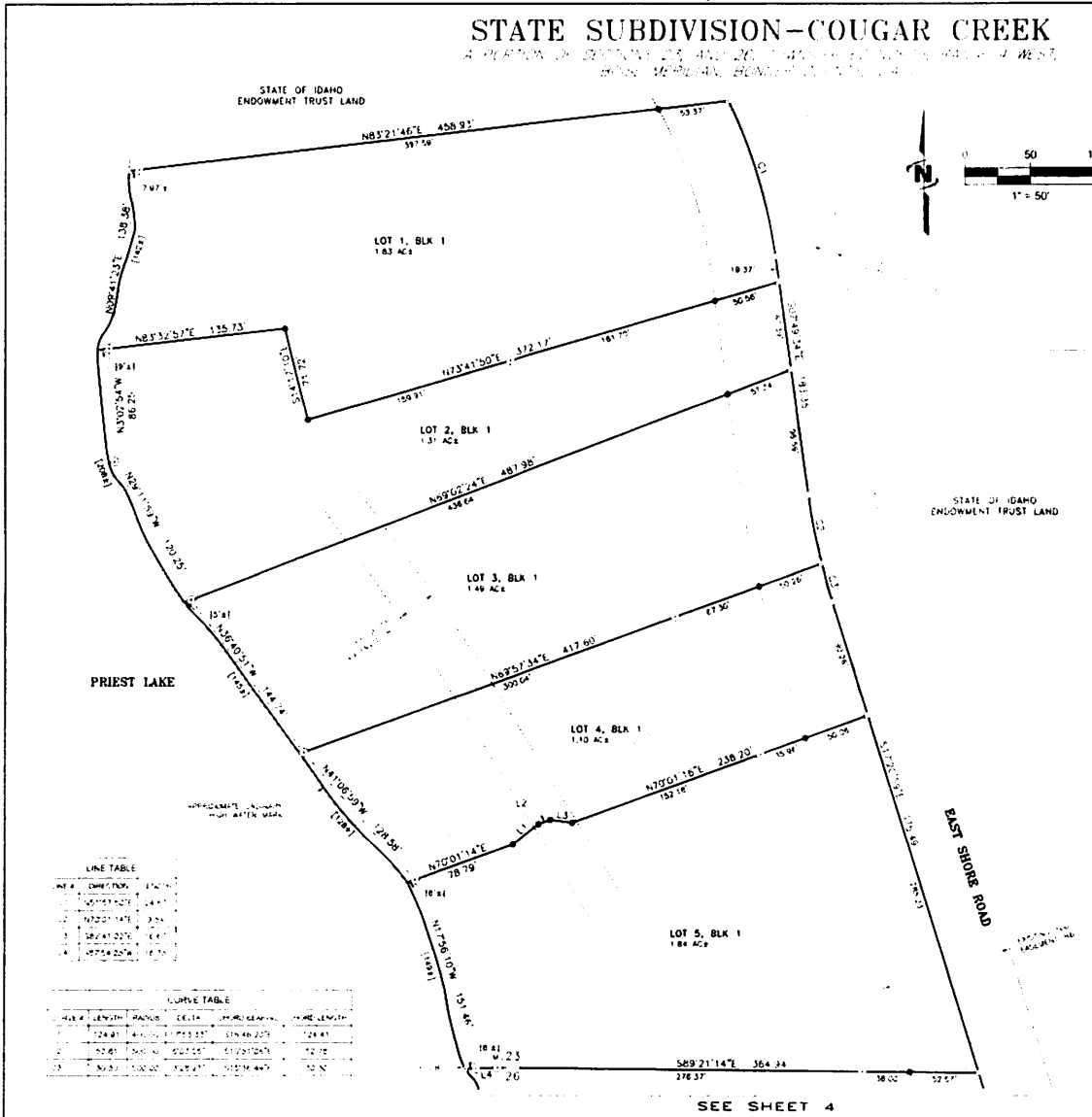
STATE SUBDIVISION-COUGAR CREEK

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 160
JOB NO. 840104

Instrument # 840104
BONNER COUNTY, BOUNDARY SURVEY
FILED BY STATE OF IDAHO 10/10/2013
NAME SCOTT
PLAT BOOK 10 PAGE 160
FILED BY

STATE OF IDAHO
ENDOWMENT TRUST LAND



LEGEND AND NOTES

- FOUND BY OWNER AS NOTED
 - FOUND BY METAL LINDEN CONCRETE
 - FOUND 1/2" ALUMINUM CAP IN CONCRETE UNLESS OTHERWISE NOTED
 - SET 5/8" x 30" NAILER WITH YELLOW PLASTER MAP MARKED SURV SURVEYOR TAG PDS 13819
 - FOUND BY HOME OWNER AS NOTED
 - CALCULATED POINT, NOTHING FOUND OR SET
 - FOUND MEASUREMENT OWNER AS NOTED
 - EXISTING EASEMENT LOCATIONS ARE SHOWN FROM LEGAL DESCRIPTION, AND IN THEIR PHYSICAL APPEARANCE
 - CALCULATED LINE OR MATHEMATICAL FE LINE
 - SECTION LINE OR SUBDIVISIONAL LINE
 - APPROXIMATE CENTERLINE ALONG ORDINARY HIGH WATER MARK
 - ORDINARY HIGH WATER MARK, THESE ARE AN EXTENSION OF THE LOT LINES AND HAVE THE SAME BEARING AND DISTANCE NOTATION UNLESS OTHERWISE EXTENDING 5 FEET AND DIMENSIONED
 - POINT OF BEGINNING
- NOTE: THE LASSIE C EASEMENT OF THE WATERMOUNT LOTS IS THE ORDINARY HIGH WATER MARK (SHOWN) OF PRAIRIE LAKE, WHICH IS APPROXIMATELY 100 FEET FROM THE LOT BOUNDARIES AND IS CALCULATED AND SHOWN TO THE APPROXIMATE FORM.

STATE OF IDAHO
ENDOWMENT TRUST LAND

RECORD INFORMATION

- *1 RECORD OF SURVEY BY THOMAS D. BENTON/ROBERT AND SON, DATED JUNE 24, 1987.
- *2 RECORD NUMBER 33643 - BOUNDARY SURVEY BY LEASE EJECT, RECORDS OF BONNER COUNTY.
- *3 AN EASEMENT IN FAVOR OF COUGAR CREEK WATER USERS ASSOCIATION, RECORDED UNDER EASEMENT NUMBER 4294.
- *4 AN EASEMENT IN FAVOR OF COUGAR CREEK WATER USERS ASSOCIATION, DATED AUGUST 12, 1974, RECORDED UNDER EASEMENT NUMBER 4841.
- *5 AN EASEMENT IN FAVOR OF COUGAR CREEK WATER USERS ASSOCIATION, DATED SEPTEMBER 30, 1994, RECORDED UNDER EASEMENT NUMBER 5810.
- *6 RIGHT-OF-WAY RESERVATION EASEMENT ON FILE WITH DEPARTMENT OF LANDS OF THE STATE OF IDAHO, EASEMENT NUMBER 4834.
- *7 AMENDED STATE OF IDAHO EASEMENT NUMBER 4744, DATED FEBRUARY 2, 1996, ON FILE WITH DEPARTMENT OF LANDS OF THE STATE OF IDAHO.

LINE TABLE

LINE #	DIRECTION	LENGTH
1	N83°21'46"E	458.91'
2	N83°32'57"E	125.73'
3	N37°54'54"W	86.21'
4	N37°54'54"W	86.21'
5	N37°54'54"W	86.21'
6	N37°54'54"W	86.21'

CURVE TABLE

CHORD LENGTH	RADIUS	CHORD BEARING	CHORD BEARING	CHORD BEARING
124.41	11753.33	S79°48'20"E	S79°48'20"E	S79°48'20"E
124.41	11753.33	S79°48'20"E	S79°48'20"E	S79°48'20"E
124.41	11753.33	S79°48'20"E	S79°48'20"E	S79°48'20"E

Sammy Russell
Digitally signed on 10/09/2013

STATE SUBDIVISION-COUGAR CREEK
A PORTION OF SECTIONS 23 AND 26
TOWNSHIP 60 NORTH, RANGE 4 WEST,
BOISE MERIDIAN,
BONNER COUNTY, IDAHO

J-U-B ENGINEERS, Inc.
7825 Sandpoint Way
Coeur d'Alene, ID 83815
Phone: 208-762-8787

J-U-B ENGINEERS, INC.
DWG NAME: 2011035 Cougar Creek
DR: DFG CH: GJR DRB SHEET 3 OF 3
SCALE: 1"=50' DATE: JANUARY 2013 PROJ. NO.: 2011-035

SEE SHEET 4

840104

STATE SUBDIVISION-COUGAR CREEK

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 160
INST. NO. 840104

CURVE TABLE					
CURVE #	LENGTH	PIVOT	DELTA	CHORD BEARING	CHORD LENGTH
5	194.82'	25+00.00'	4°27'37"	S23°42'26"E	194.97'
6	12.81'	10+00'	73°56'42"	S21°45'20"E	12.94'
7	33.52'	1000.00'	1°53'28"	S14°11'47"E	33.59'

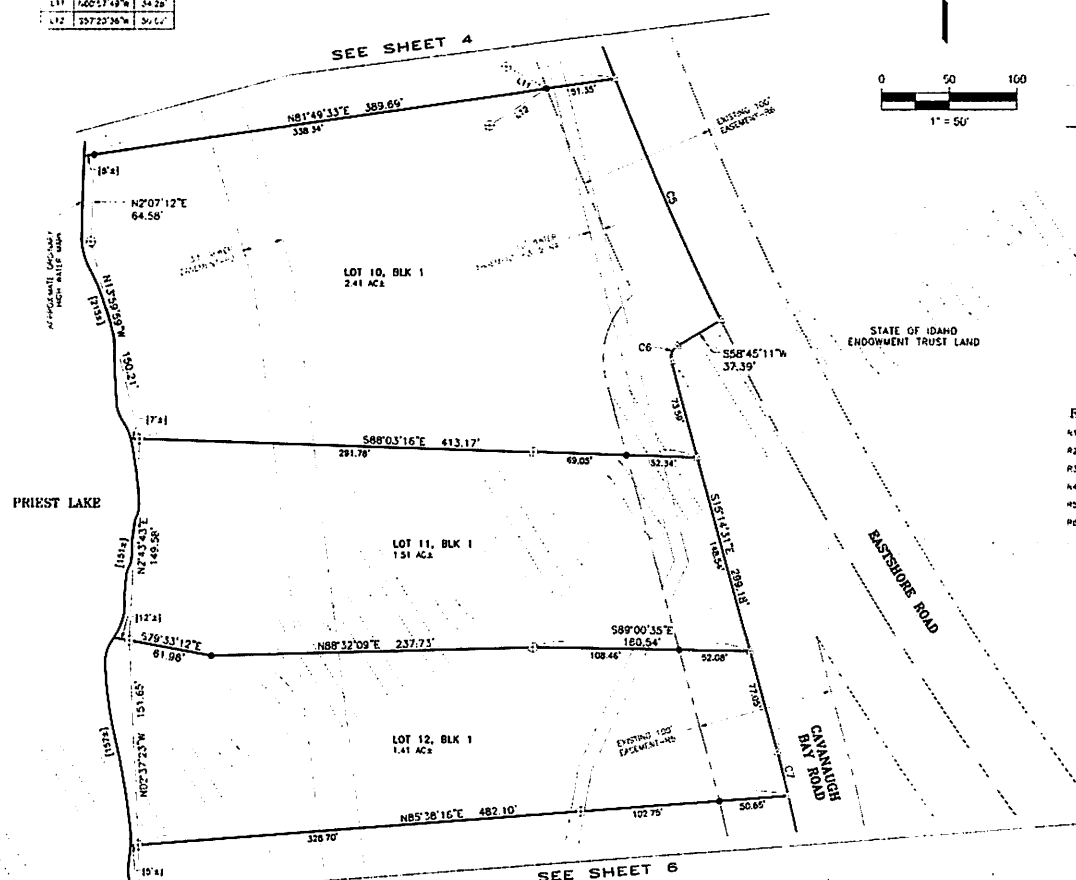
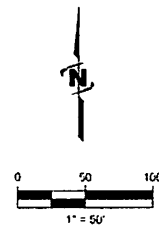
LINE TABLE		
LINE #	DIRECTION	LENGTH
1.1	S60°57'49"W	34.28'
1.2	S57°23'36"W	36.62'

Instrument # 840104
BONNER COUNTY, SADDOPPOINT, IDAHO
271 2015 3115515 104 00 PUBLIC &
RECORDED BY: STATE OF IDAHO 10 10 10 10
NAME: SCOTT
SCALE: 1"=50'
DATE: 01/09/2013

LEGEND AND NOTES

- FOUND 1/4 CORNER-AS NOTED
- FOUND 1" METAL DISK IN CONCRETE
- FOUND 1-1/2" ALUMINUM CAP IN CONCRETE-UNLESS OTHERWISE NOTED
- SET 5/8" x 33" NIPAP WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS. 13419"
- FOUND 1" IRON PIPE-AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- FOUND MEANEAR CORNER-AS NOTED
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES
- CALCULATED LINE ON MATHEMATICAL THE LINE
- SECTION LINE OF SUBDIVISIONAL LINE
- [] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
- { } DISTANCE FROM THE MATHEMATICAL LINE TO THE APPROXIMATE ORDINARY HIGH WATER MARK. THESE ARE AN EXTENSION OF THE LOT LINES AND HAVE THE SAME BEARING, UNLESS OTHERWISE NOTED (NOTE: ONLY DISTANCES EXCEEDING 5 FEET ARE DIMENSIONED)
- POB POINT OF BEGINNING

NOTE: THE LAKEFRONT BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PRIORITY LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ADVEANCES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM



RECORD INFORMATION

- 41 RECORD OF SURVEY BY THOMAS G. BELMONT, PLS. 3242, DATED JUNE 24, 1967, RECORDING NUMBER 33663-CANAAN BAY LEASE LOTS, RECORDS OF BONNER COUNTY.
- 42 AN EASEMENT IN FAVOR OF COUGAR CREEK DISTRICT, DATED AUGUST 29, 1974, RECORDED UNDER EASEMENT NUMBER 4794.
- 43 AN EASEMENT IN FAVOR OF COUGAR CREEK WATER USERS ASSOCIATION, DATED AUGUST 7, 1974, RECORDED UNDER EASEMENT NUMBER 4461.
- 44 AN EASEMENT IN FAVOR OF COUGAR CREEK WATER USERS ASSOCIATION, DATED SEPTEMBER 30, 1974, RECORDED UNDER EASEMENT NUMBER 5810.
- 45 RIGHT-OF-WAY PRESERVATION EASEMENT ON THE WITH DEPARTMENT OF LANDS OF THE STATE OF IDAHO EASEMENT NUMBER 4134.
- 46 AMENDED STATE OF IDAHO EASEMENT NUMBER 4744, DATED OCTOBER 2, 1946, ON FILE WITH DEPARTMENT OF LANDS OF THE STATE OF IDAHO.

Sammy Russell
Digitally signed by
01/09/2013

PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
SCOTT J. RUSSELL

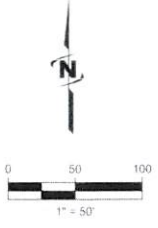
STATE SUBDIVISION-COUGAR CREEK	
A PORTION OF SECTIONS 23 AND 26 TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO	
J-U-B ENGINEERS, Inc. 7825 Woodchuck Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8707	
	DWG NAME: 20-11-035-Cougar Creek
J-U-B ENGINEERS, INC.	DR. DFG
SCALE: 1"=50'	DATE: January 2013
	PROJ. NO.: 20-11-035

840104

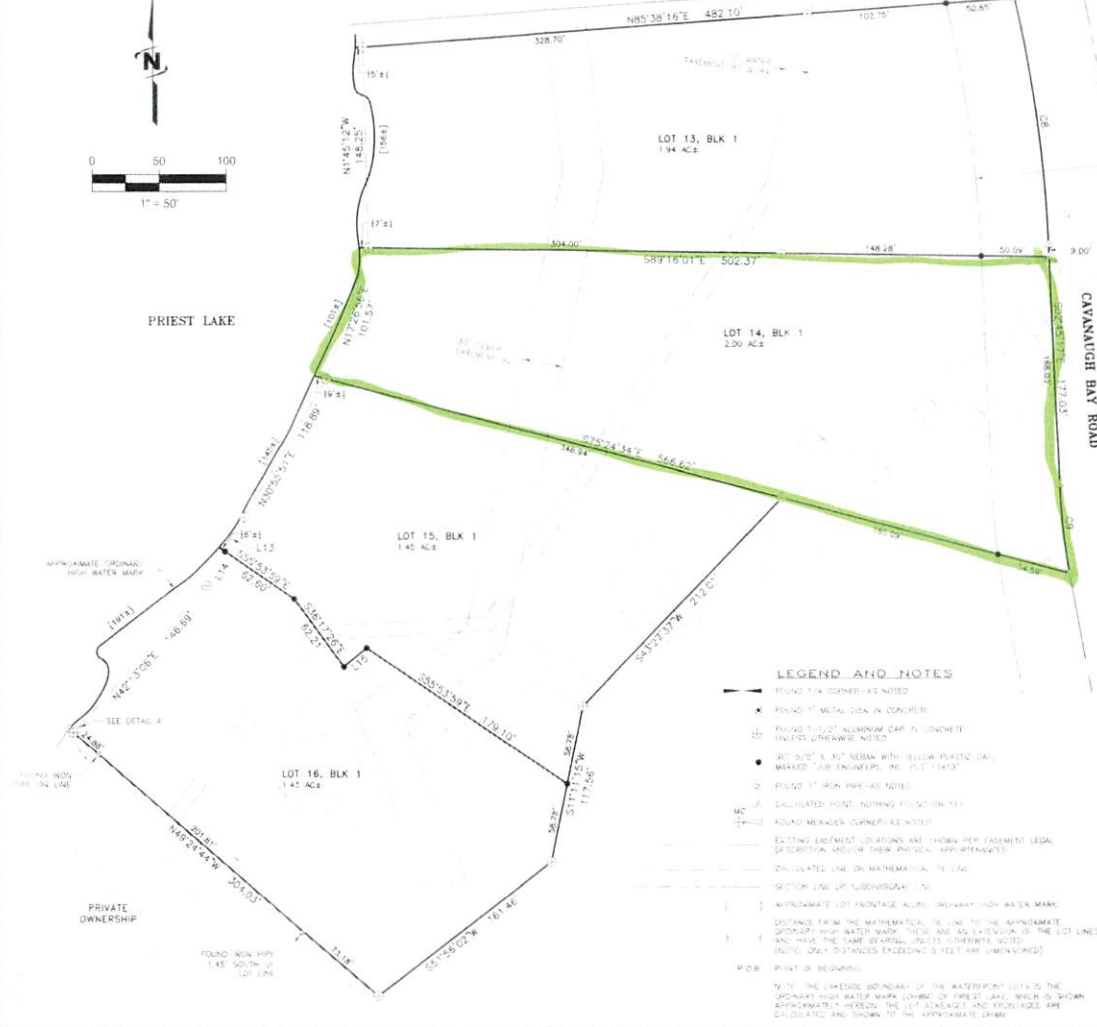
STATE SUBDIVISION-COUGAR CREEK

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 60 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 160
INST. NO. 840104



SEE SHEET 5



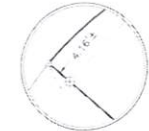
RECORD INFORMATION

- #1 RECORD OF SURVEY BY THOMAS G. BLUMENSTEIN, PLS 5288, DATED JUNE 24, 1987.
- #2 RECORD NUMBER 55843-CANAUGH BAY LEASE LOTS, RECORDS OF BONNER COUNTY.
- #3 AN EASEMENT IN FAVOR OF COUGAR CREEK DISTRICT, DATED AUGUST 23, 1974, RECORDED UNDER EASEMENT NUMBER 4294.
- #4 AN EASEMENT IN FAVOR OF COUGAR CREEK WATER USERS ASSOCIATION, DATED AUGUST 1, 1974, RECORDED UNDER EASEMENT NUMBER 4401.
- #5 AN EASEMENT IN FAVOR OF COUGAR CREEK WATER USERS ASSOCIATION, DATED SEPTEMBER 30, 1984, RECORDED UNDER EASEMENT NUMBER 5810.
- #6 RIGHT-OF-WAY RESERVATION EASEMENT ON FILE WITH DEPARTMENT OF LANDS OF THE STATE OF IDAHO, EASEMENT NUMBER AE134.
- #7 AMENDED STATE OF IDAHO EASEMENT NUMBER 4744, DATED OCTOBER 9, 1996, ON FILE WITH DEPARTMENT OF LANDS OF THE STATE OF IDAHO.

EXISTING 100' EASEMENT-P9

STATE OF IDAHO ENDOWMENT TRUST LAND

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	184.35	1000.00	103.3344°	S89°02'10"E	184.03
C2	65.84	500.00	73.2437°	S43°31'39"E	65.62



DETAIL A
500' TO SCALE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N29°05'22"E	28.84'
L14	N29°05'22"E	28.84'
L15	N29°11'41"E	21.73'

LEGEND AND NOTES

- FOUND 1/4" CONCRETE-AS NOTED
- FOUND 1" METAL DISK IN CONCRETE
- FOUND 1/2" ALUMINUM CAP IN CONCRETE UNLESS OTHERWISE NOTED
- SET 5/8" x 18" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13410"
- FOUND 1" IRON PIPE-AS NOTED
- CALCULATED POINT, NOTHING FOUND ON SITE
- FOUND MEASURED CONCRETE-AS NOTED
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPROPRIATENESS
- DASHED LINE ON MATHEMATICAL PL. LINE
- SECTION LINE (PT. SUBDIVISION) (N)
- APPROXIMATE LOT FRONTAGE ALONG SHADYBARK HIGH WATER MARK
- BOUNDARY HIGH WATER MARK (LINE) OF PRIEST LAKE, WHICH IS SHOWN APPROXIMATELY HEREON, THE LOT EASEMENTS AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE LINE
- P.O.B. POINT OF BEGINNING
- NOTE: THE LINES AND BOUNDARIES OF THE WATERFRONT LOTS TO THE SHADYBARK HIGH WATER MARK (LINE) OF PRIEST LAKE, WHICH IS SHOWN APPROXIMATELY HEREON, THE LOT EASEMENTS AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE LINE

Instrument # 840104
BONNER COUNTY, SANDPOINT, IDAHO
2/21/2013 11:11:11 AM - 4 Pages
Reviewed by: STATE OF IDAHO, DEPT. OF LANDS
MARK SCOTT Fee: \$200
63 O'Brien Boulevard (Maple)
SANDPOINT, IDAHO 83421

Sammy Russell
Digitally signed on:
01/09/2013

STATE SUBDIVISION-COUGAR CREEK			
A PORTION OF SECTIONS 23 AND 26 TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
 J-U-B ENGINEERS, INC.	J-U-B ENGINEERS, Inc. 7824 Madraschauer Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG. NAME: 20-11-035, Cougar Creek	DR. DFG	CH. CLR. DRB
SCALE: 1"=50'	DATE: January 2013	PROJ. NO.: 20-11-035	SHEET 6 OF 6