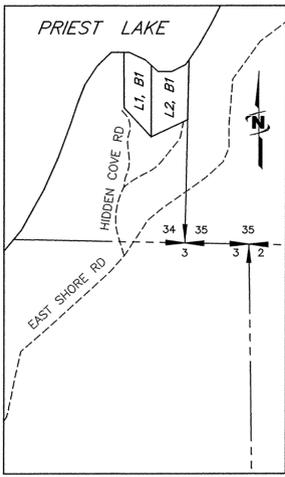
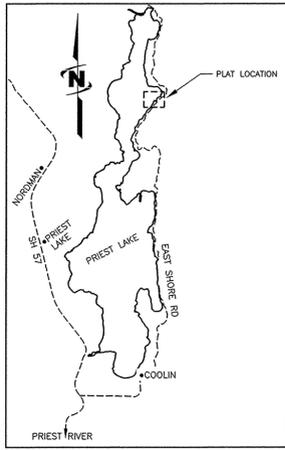


# STATE SUBDIVISION-HIDDEN COVE

A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 167

INST. NO. 840164



### TITLE

WHEN IDAHO BECAME A STATE IN 1890, THE FEDERAL GOVERNMENT ENDOWED (GRANTED) LANDS TO IDAHO ON THE CONDITION THEY PRODUCE MAXIMUM LONG-TERM FINANCIAL RETURNS FOR PUBLIC SCHOOLS AND OTHER BENEFICIARIES. IDAHO NOW HAS OVER 2 MILLION ACRES OF ENDOWMENT LANDS, HELD IN TRUST, PROVIDING FINANCIAL SUPPORT TO PUBLIC SCHOOLS AND OTHER INSTITUTIONS. THE IDAHO DEPARTMENT OF LANDS MANAGES THIS TRUST UNDER THE GOVERNANCE OF THE IDAHO BOARD OF LAND COMMISSIONERS. THE LAND BOARD, ACTING IN THE CAPACITY OF TRUSTEE ON BEHALF OF THE BENEFICIARY SCHOOLS AND OTHER INSTITUTIONS, WAS GIVEN RESPONSIBILITIES UNDER ARTICLE IX, SECTION 8 OF THE IDAHO CONSTITUTION (AS AMENDED) TO MANAGE LANDS IN SUCH A MANNER AS WILL SECURE THE MAXIMUM LONG-TERM FINANCIAL RETURN TO THE INSTITUTION TO WHICH GRANTED. THE LEASING OF ENDOWMENT TRUST LAND FOR USE AS RECREATIONAL COTTAGE SITES BEGAN IN THE EARLY 1930'S AND HAS CONTINUED SINCE ITS INCEPTION. THE CONFIGURATION OF THE LEASED COTTAGE SITES HAS OCCURRED IN AN ORGANIC NATURE OVER A PERIOD OF APPROXIMATELY 80+ YEARS. DUE TO THE NECESSITY BASED STYLE OF DEVELOPMENT AND THE TIME LINE OF THOSE DEVELOPMENTS, THE EXISTING NEIGHBORHOOD AND APPURTENANCES WOULD NOT LIKELY MEET CURRENT LOCAL (COUNTY) DEVELOPMENT STANDARDS.

### ADJACENT ENDOWMENT TRUST LANDS

ENDOWMENT TRUST LANDS ADJACENT TO OR NEAR THIS PROPERTY ARE NOT ENCUMBERED IN ANY MANNER BY THIS STATE PLAT AND MAY BE DISPOSED OF BY SALE AT PUBLIC AUCTION OR BY LAND EXCHANGE; OR THE USE OF THE LAND MAY CHANGE. ENDOWMENT TRUST LANDS ARE NOT MANAGED FOR THE PUBLIC AT LARGE AND SHALL NOT BE CONSIDERED "PUBLIC LANDS" OR "OPEN SPACE," EITHER SPECIFICALLY OR IN A GENERIC SENSE. ENDOWMENT TRUST LANDS ARE WORKING LANDS PRODUCING REVENUE FOR THE BENEFICIARY INSTITUTIONS. THE IDAHO 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 BED OF NAVIGABLE WATERS.

### 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 IS PROVIDED BY SEPTIC SYSTEMS THAT MAY NOT COMPLY WITH 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, AND THE OWNER SHALL PROCURE 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 PROPERTY.

### MANUFACTURED OR MODULAR HOMES

MANUFACTURED OR MODULAR HOMES THAT COMPLY WITH ALL APPLICABLE BUILDING CODES, HAVE A MINIMUM 4:12 ROOF PITCH, MEET APPLICABLE BONNER COUNTY SNOW LOAD 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 ON THE LOT TO PROVIDE A NATURAL BUT MANAGED APPEARANCE.

### ROAD REPAIR AND MAINTENANCE

THE INDIVIDUAL LOT OWNER OR AN ASSOCIATION (IF ANY) SHALL BE RESPONSIBLE TO MAINTAIN, REPAIR AND REPLACE ANY MAIN ACCESS ROADS AS DEFINED IN EASEMENTS GRANTED BY STATE LAND BOARD PURSUANT TO THE ESTABLISHMENT OF THIS PLAT. ALL SUCH MAINTENANCE SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY AND ANY APPLICABLE GOVERNMENTAL AUTHORITY, INCLUDING ANY AGENCY OF THE STATE OF IDAHO WITH JURISDICTION. IF THE OWNERS 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 ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY LOT OR IMPROVEMENTS ON ANY LOT.

### PROTECTION OF FOREST RESOURCES

OTHER FOREST RESOURCES SHALL BE PROTECTED, SUCH AS ARCHEOLOGICAL RESOURCES, SENSITIVE PLANT AND ANIMAL SPECIES, WATER QUALITY AND FISH HABITAT.

### PERMITS REQUIRED

THE STATE MAKES NO REPRESENTATION THAT ANY PERMITS MAY BE OBTAINED FOR THE LOTS OR THAT EXISTING STRUCTURES ARE PERMITTED OR WILL BE PERMITTED. EACH OWNER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS AND PROCURE 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 PERMISSION ONLY OVER EXISTING ACCESS ROADS AND DRIVEWAYS 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 EASEMENT(S) FOR ACCESS AND UTILITIES BENEFITING THE LOT BEING SOLD.

### EXISTING UTILITIES

UTILITIES SUCH AS WATER, SEWER (INCLUDING: DRAINFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN OUTS, ETC.), POWER, TELEPHONE AND GAS ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON. IN SOME CASES, THESE UTILITIES TRAVERSE ACROSS SEVERAL ADJACENT LOTS DUE TO THE CONVENIENCE 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, ROADWAYS, ETC. TO THEIR PRE-MAINTENANCE CONDITION. IF AT THE TIME OF MAINTENANCE IT IS MONETARILY EQUITABLE AND REASONABLE TO DO SO, THE UTILITIES SHALL BE RE-ROUTED TO BE CONTAINED WITHIN THE SERVED LOT VIA THE EXISTING EASEMENT OR ALTERNATIVE EASEMENT PROCURED BY THE LOT OWNER.

### DISCLAIMER

THE LOTS ARE PLATTED IN AN AS IS CONDITION. THE STATE MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE LOTS OR CONCERNING THE SUITABILITY OF THE LOTS FOR THE USES INTENDED BY AN OWNER.

*Sammy Russell*  
Digitally signed on:  
01/09/2013



Instrument # 840164  
BONNER COUNTY, SANDPOINT, IDAHO  
2-22-2013 10:05:52 No. of Pages: 3  
Recorded for : STATE OF IDAHO/BK 10 PG 167 HIDD  
MARIE SCOTT Fee: 0.00  
Ex-Officio Recorder Deputy  
index to PLATS

<b>STATE SUBDIVISION-HIDDEN COVE</b>		
A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO		
 <b>J-U-B ENGINEERS, INC.</b>	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-035_Hidden Cove Cover	
DR. BLC	CH. GJR / DRB	SHEET 1 OF 3
SCALE: NONE	DATE: January 2013	PROJ. NO.: 20-11-035

# STATE SUBDIVISION-HIDDEN COVE

A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 167  
INST. NO. 840164

### CERTIFICATE OF STATE

BE IT KNOWN BY THESE PRESENTS: THAT THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREON, UNDER ITS AUTHORITY SET FORTH IN IDAHO CODE HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS PLATTED, HEREON, TO BE KNOWN AS **STATE SUBDIVISION - HIDDEN COVE**, BEING A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, MARKING THE SOUTHEAST CORNER OF LOT 269, AS SHOWN ON RECORD OF SURVEY, RECORDED JUNE 30, 1987 AS INSTRUMENT NUMBER 336817, RECORDS OF BONNER COUNTY, IDAHO (FROM WHICH THE NORTHEAST CORNER OF SAID LOT 269, BEARS NORTH 1'12'21" EAST, 299.93 FEET);

THENCE SOUTH 64'32'21" WEST, ALONG THE SOUTH LINE OF SAID RECORD OF SURVEY, A DISTANCE OF 201.36 FEET;

THENCE NORTH 42'42'24" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 199.00 FEET;

THENCE NORTH 0'22'18" WEST, ALONG THE WEST LINE OF SAID RECORD OF SURVEY, A DISTANCE OF 306.73 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PRIEST LAKE;

THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID ORDINARY HIGH WATER MARK, A DISTANCE OF 440 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTHERLY EXTENDED EAST LINE OF SAID RECORD OF SURVEY AND SAID ORDINARY HIGH WATER MARK OF PRIEST LAKE;

THENCE SOUTH 1'12'21" WEST ALONG THE EAST LINE OF SAID RECORD OF SURVEY, A DISTANCE OF 325.85 FEET TO THE POINT OF BEGINNING.

TOTAL AREA CONTAINING 2.19 ACRES, MORE OR LESS

SAID LANDS ARE SUBJECT TO EASEMENTS OF RECORD 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

C.L. "BUTCH" OTTER  
GOVERNOR OF THE STATE OF IDAHO  
PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

COUNTERSIGNED:

BEN YURSA  
SECRETARY OF STATE

THOMAS M. SCHULTZ, JR.  
DIRECTOR, IDAHO DEPARTMENT OF LANDS

THE STATE OF IDAHO )  
                                  ) SS.  
COUNTY OF ADA      )

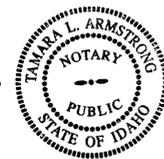
ON THIS DAY 12th DAY OF February, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED C.L. "BUTCH" OTTER, KNOWN TO ME TO BE THE GOVERNOR OF THE STATE OF IDAHO AND PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS; BEN YURSA, KNOWN TO ME TO BE THE SECRETARY OF THE STATE FOR THE STATE OF IDAHO; AND THOMAS M. SCHULTZ, JR., KNOWN TO ME TO BE THE DIRECTOR OF DEPARTMENT OF LANDS OF THE STATE OF IDAHO, THAT EXECUTED THE SAME INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH 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 ON THE DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC FOR IDAHO

RESIDING AT Boise, IDAHO

MY COMMISSION EXPIRES: 12/26/18



### BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF STATE SUBDIVISION-HIDDEN COVE WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF STATE OF IDAHO, THIS 22nd DAY OF FEBRUARY, 2013, AT 10:03 O'CLOCK P. M., AND DULY RECORDED IN BOOK 10 OF PLATS, AT PAGES 167 AS INSTRUMENT NUMBER 840164.

### SURVEYOR'S CERTIFICATE

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

Digitally signed on:  
01/09/2013



Instrument # 840164  
BONNER COUNTY, SANDPOINT, IDAHO  
2-22-2013 10:03:52 No. of Pages: 3  
Recorded for : STATE OF IDAHO/BJK 10 PG 167 HIDD  
MARIE SCOTT Fee: 0.00  
Ex-Officio Recorder Deputy

<b>STATE SUBDIVISION-HIDDEN COVE</b>			
A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
 J-U-B ENGINEERS, INC.	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-035_Hidden Cove Cover		
DR. BLC	CH. GJR / DRB	SHEET 2	OF 3
SCALE: NONE	DATE: January 2013	PROJ. NO.: 20-11-035	

# STATE SUBDIVISION-HIDDEN COVE

A PORTION OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 167

INST. NO. 840164

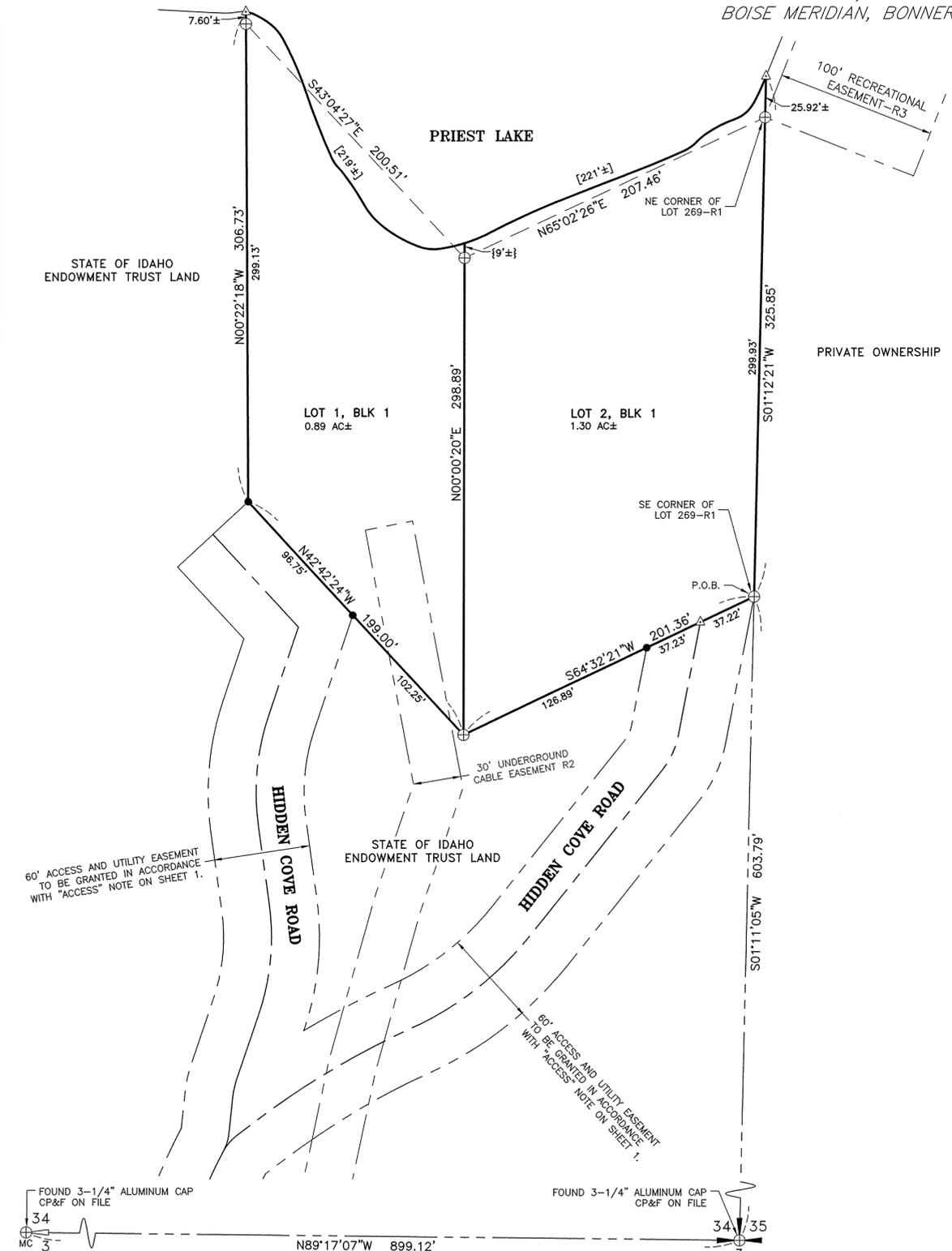
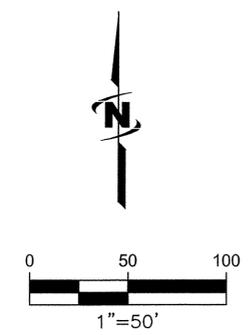
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Ex-Officio Recorder Deputy CB  
Index to: PLATS

### RECORD INFORMATION

- R1: RECORD OF SURVEY BY CARL R. McMILLEN, PLS 939, DATED JUNE 30, 1987, RECORDING NUMBER 336817, RECORDS OF BONNER COUNTY.
- R2: AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF THE NORTHWEST, DATED APRIL 8, 1992, RECORDED UNDER EASEMENT NUMBER 5634.
- R3: AN EASEMENT IN FAVOR OF THE STATE OF IDAHO, DATED AUGUST 27, 1991, RECORDED UNDER EASEMENT NUMBER 240.

### LEGEND AND NOTES

- ✚ FOUND SECTION CORNER-AS NOTED
  - ⊕ FOUND 1-1/2" ALUMINUM CAP IN CONCRETE- UNLESS OTHERWISE NOTED
  - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13419"
  - △ CALCULATED POINT, NOTHING FOUND OR SET
  - ⊕ MC FOUND MEANDER CORNER-AS NOTED
  - EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
  - - - - - CALCULATED LINE OR MATHEMATICAL TIE LINE
  - — — SECTION LINE OR SUBDIVISIONAL LINE
  - [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
  - { } DISTANCE FROM THE MATHEMATICAL TIE 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)
  - P.O.B. POINT OF BEGINNING
- NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PRIEST LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.



*Jeremy Russell*  
 Digitally signed on:  
 01/09/2013

<b>STATE SUBDIVISION-HIDDEN COVE</b>			
A PORTION OF SECTION 34 TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
 <b>J-U-B ENGINEERS, INC.</b>	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-035_Hidden Cove		
DR. DFG	CH. GJR / DRB	SHEET 3	OF 3
SCALE: 1"=50'	DATE: January 2013	PROJ. NO.: 20-11-035	

FOUND 3-1/4" ALUMINUM CAP CP&F ON FILE  
 34  
 MC 3  
 N89°17'07"W 899.12'

FOUND 3-1/4" ALUMINUM CAP CP&F ON FILE  
 34  
 35