840106

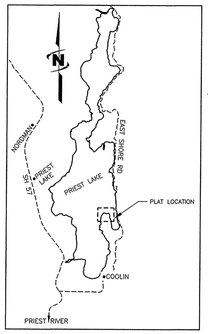
STATE SUBDIVISION–TANGLEWOOD POINT

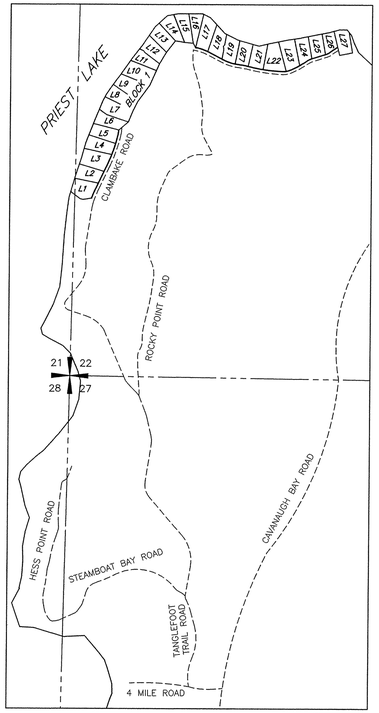
A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 162

INST. NO. 840106

IDAHO DEPARTMENT OF LANDS





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.

Jeremy Russell

Digitally signed on: 01/09/2013

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

Instrument # 840106
BONNER COUNTY, SANDPOINT, IDAHO
2-21-2013 11:32:46 No. of Pages: 7
Recorded for : STATE OF IDAHO/BK 10 PG 162 TANG
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy CB
Index to: PLATS

STATE SUBDIVISION–TANGLEWOOD POINT		
A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO		
J-U-B ENGINEERS, INC.	**J-U-B ENGINEERS, Inc.** 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
	DWG NAME: 20-11-035_Tanglewood Point_Cover	
	DR. DFG / CH. GJR / DRB	SHEET 1 OF 7
SCALE: NONE	DATE: January 2013	PROJ. NO.: 20-11-035

STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 162

INST. NO. 840106

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 – TANGLEWOOD POINT**, BEING A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP, MARKING THE MEANDER CORNER BETWEEN SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST AS SHOWN ON RECORD OF SURVEY, RECORDED JUNE 24, 1987 AS INSTRUMENT NO. 336643, RECORDS OF BONNER COUNTY, IDAHO, (FROM WHICH THE MEANDER CORNER BETWEEN SECTIONS 22 AND 27, TOWNSHIP 60 NORTH, RANGE 4 WEST, BEARS SOUTH 02°35'14" EAST, 1997.46 FEET); THENCE NORTH 73°39'00" WEST, 41.08; THENCE NORTH 52°35'14" WEST, 9.28 FEET, MORE OR LESS, TO A POINT THAT INTERSECTS THE ORDINARY HIGH WATER MARK OF PRIEST LAKE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTHEASTERLY AND EASTERLY ALONG SAID ORDINARY HIGH WATER MARK, 4463 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE NORTHWESTERLY EXTENDED EAST LINE OF LOT 64 AS SHOWN ON SAID RECORD OF SURVEY;
THENCE ALONG THE EAST LINE OF SAID LOT 64, SOUTH 9°40'57" EAST, 202.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 64;
THENCE ALONG THE SOUTH LINE OF SAID LOT 64, SOUTH 78°55'35" WEST, 135.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 64;
THENCE ALONG THE WEST LINE OF SAID LOT 64, NORTH 13°39'57" WEST, 85.75 FEET;
THENCE 32.04 FEET ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 10°47'49", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 56°14'16" WEST A CHORD DISTANCE OF 31.99 FEET;
THENCE 66.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 11°34'57", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 55°50'42 WEST A CHORD DISTANCE OF 66.60 FEET;
THENCE 35.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 22°36'34", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 61°21'30" WEST A CHORD DISTANCE OF 35.28 FEET;
THENCE SOUTH 72°39'47" WEST, 155.29 FEET;
THENCE 61.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 15°24'07", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 64°57'44" EAST A CHORD DISTANCE OF 61.64 FEET;
THENCE SOUTH 57°15'40" WEST, 48.64 FEET;
THENCE 57.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 6°57'11", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 60°44'16" WEST A CHORD DISTANCE OF 57.00 FEET;
THENCE SOUTH 64°12'51" WEST, 85.33 FEET;
THENCE 87.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 29°19'19", SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 78°52'36" WEST A CHORD DISTANCE OF 86.06 FEET;
THENCE NORTH 86°27'40" WEST, 58.53 FEET;
THENCE 253.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1470.00 FEET, THROUGH A CENTRAL ANGLE OF 9°52'10", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 81°31'30" WEST A CHORD DISTANCE OF 252.97 FEET;
THENCE NORTH 76°35'20" WEST, 60.17 FEET;
THENCE 73.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 7°59'17, SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 80°34'58" WEST A CHORD DISTANCE OF 73.83 FEET;
THENCE 182.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 22°15'34"; SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 73°26'49" WEST A CHORD DISTANCE OF 181.45 FEET;
THENCE NORTH 62°19'02" WEST, 160.65 FEET;
THENCE 134.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 14°32'24"; SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 69°35'14" WEST A CHORD DISTANCE OF 134.14 FEET;
THENCE 17.85 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 17°02'43"; SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 85°22'47" WEST A CHORD DISTANCE OF 17.78 FEET;
THENCE NORTH 27°23'24" WEST, 51.99 FEET;
THENCE NORTH 84°53'44" WEST, 90.83 FEET;
THENCE NORTH 79°32'54" WEST, 96.34 FEET;
THENCE SOUTH 37°48'08" WEST, 149.67 FEET;
THENCE SOUTH 30°33'18" WEST, 137.15 FEET;
THENCE SOUTH 24°35'26" WEST, 76.55 FEET;
THENCE SOUTH 24°04'31" WEST, 167.74 FEET;
THENCE SOUTH 36°10'11" WEST, 205.40 FEET;
THENCE SOUTH 26°41'03" WEST, 105.68 FEET;
THENCE SOUTH 22°32'55" WEST, 128.24 FEET;
THENCE SOUTH 49°29'34" WEST, 129.19 FEET;
THENCE 51.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 9°14'01"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 8°37'12" WEST A CHORD DISTANCE OF 51.51 FEET;
THENCE 317.31 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 1470.00 FEET, THROUGH A CENTRAL ANGLE OF 12°22'04"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 19°25'15" WEST A CHORD DISTANCE OF 316.70 FEET;
THENCE SOUTH 25°36'17" WEST, 284.80 FEET;
THENCE 102.00 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 5°40'27"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 22°46'03" WEST A CHORD DISTANCE OF 101.96 FEET;
THENCE SOUTH 81°58'32" WEST, 91.08 FEET;
THENCE NORTH 78°00'04" WEST, 30.49 FEET;
THENCE NORTH 52°35'14" WEST, 133.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 22.33 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 YSURSA
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 YSURSA**, KNOWN TO ME TO BE THE SECRETARY FOR THE STATE OF 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

TAMARA L. ARMSTRONG NOTARY PUBLIC STATE OF IDAHO

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION–TANGLEWOOD POINT** WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF STATE OF IDAHO, THIS 21ST DAY OF February 2013, AT 11:32 O'CLOCK A M., AND DULY RECORDED IN BOOK 10 OF PLATS, AT PAGES 162 AS INSTRUMENT NUMBER J 840106.

Instrument # 840106
BONNER COUNTY, SANDPOINT, IDAHO
2-21-2013 11:32:46 No. of Pages: 7
Recorded for : STATE OF IDAHO/BK 10 PG 162 TANG
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy
Index to: PLATS

SURVEYOR'S CERTIFICATE

I, GEREMY J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 13419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION–TANGLEWOOD POINT** 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

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

STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22,
TOWNSHIP 60 NORTH, RANGE 4 WEST,
BOISE MERIDIAN,
BONNER COUNTY, IDAHO

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815
Phone: 208.762.8787

DWG NAME: 20-11-035_Tanglewood Point_Cover			
DR. DFG	CH. GJR / DRB	SHEET 2	OF 7
SCALE: NONE	DATE: January 2013	PROJ. NO.: 20-11-035	

STATE SUBDIVISION–TANGLEWOOD POINT

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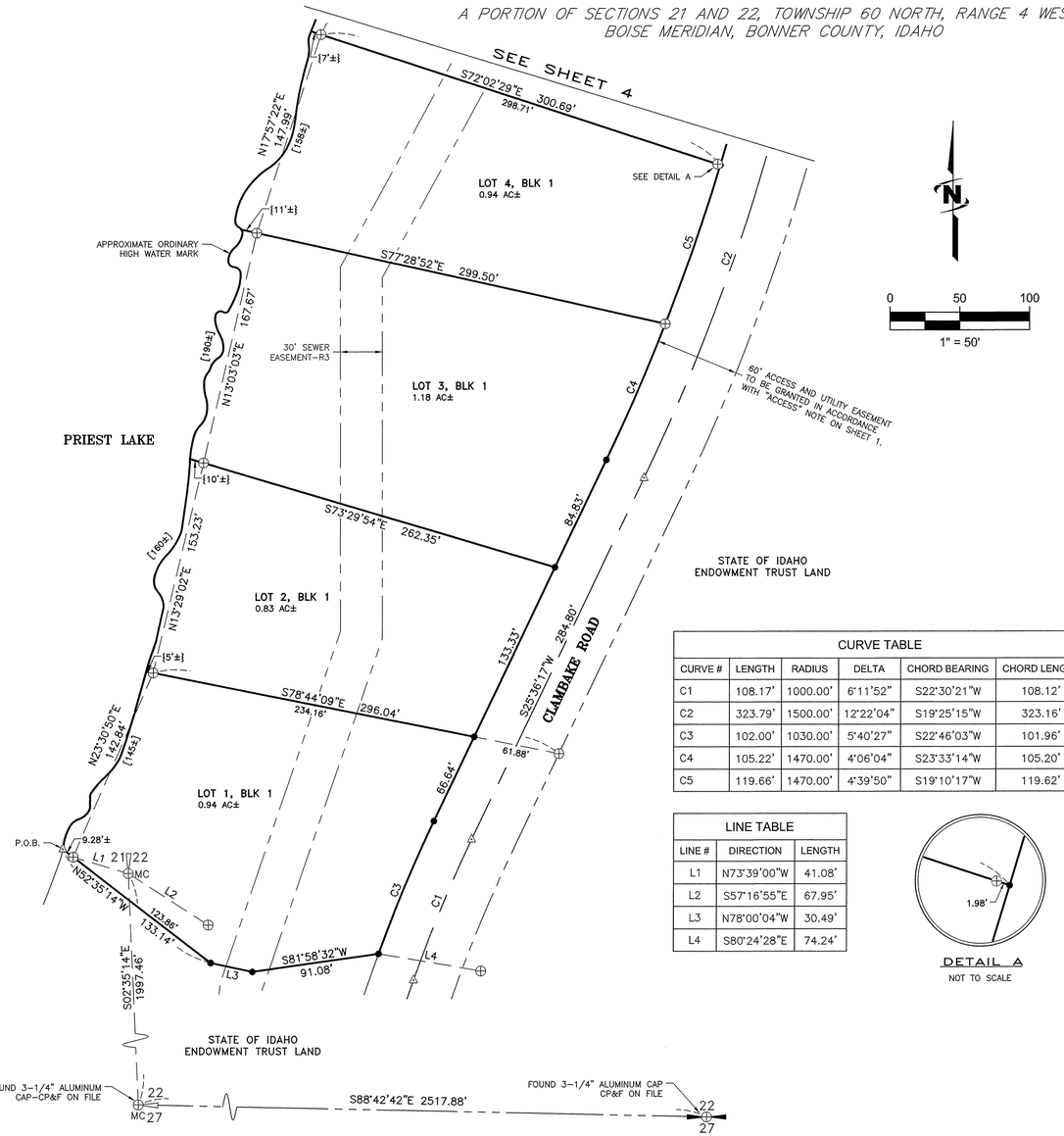

LEGEND AND NOTES

- FOUND 1/4 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"
- FOUND 1" IRON PIPE–AS NOTED
- FOUND STAINLESS STEEL ROD–AS NOTED
- 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.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	108.17'	1000.00'	6°11'52"	S22°30'21"W	108.12'
C2	323.79'	1500.00'	12°22'04"	S19°25'15"W	323.16'
C3	102.00'	1030.00'	5°40'27"	S22°46'03"W	101.96'
C4	105.22'	1470.00'	4°06'04"	S23°33'14"W	105.20'
C5	119.66'	1470.00'	4°39'50"	S19°10'17"W	119.62'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N73°39'00"W	41.08'
L2	S57°16'55"E	67.95'
L3	N78°00'04"W	30.49'
L4	S80°24'28"E	74.24'

DETAIL A
NOT TO SCALE

RECORD INFORMATION

R1: RECORD OF SURVEY BY THOMAS G. BLUMENSTEIN, PLS 5288, DATED JUNE 24, 1987, RECORDING NUMBER 336643–ROCKY POINT LEASE LOTS, RECORDS OF BONNER COUNTY.
R2: AN EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF THE NORTHWEST, DATED JULY 7, 1997, RECORDED UNDER EASEMENT NUMBER 5977.
R3: AN EASEMENT IN FAVOR OF COOLIN SEWER DISTRICT, DATED AUGUST 29, 1974, RECORDED UNDER EASEMENT NUMBER 4294.

Digitally signed on: 01/09/2013

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

STATE SUBDIVISION–TANGLEWOOD POINT

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DWG NAME: 20-11-035_Tanglewood Point

DR. DFG | CH. GJR / DRB | SHEET 3 OF 7

SCALE: 1"=50' | DATE: January 2013 | PROJ. NO.: 20-11-035

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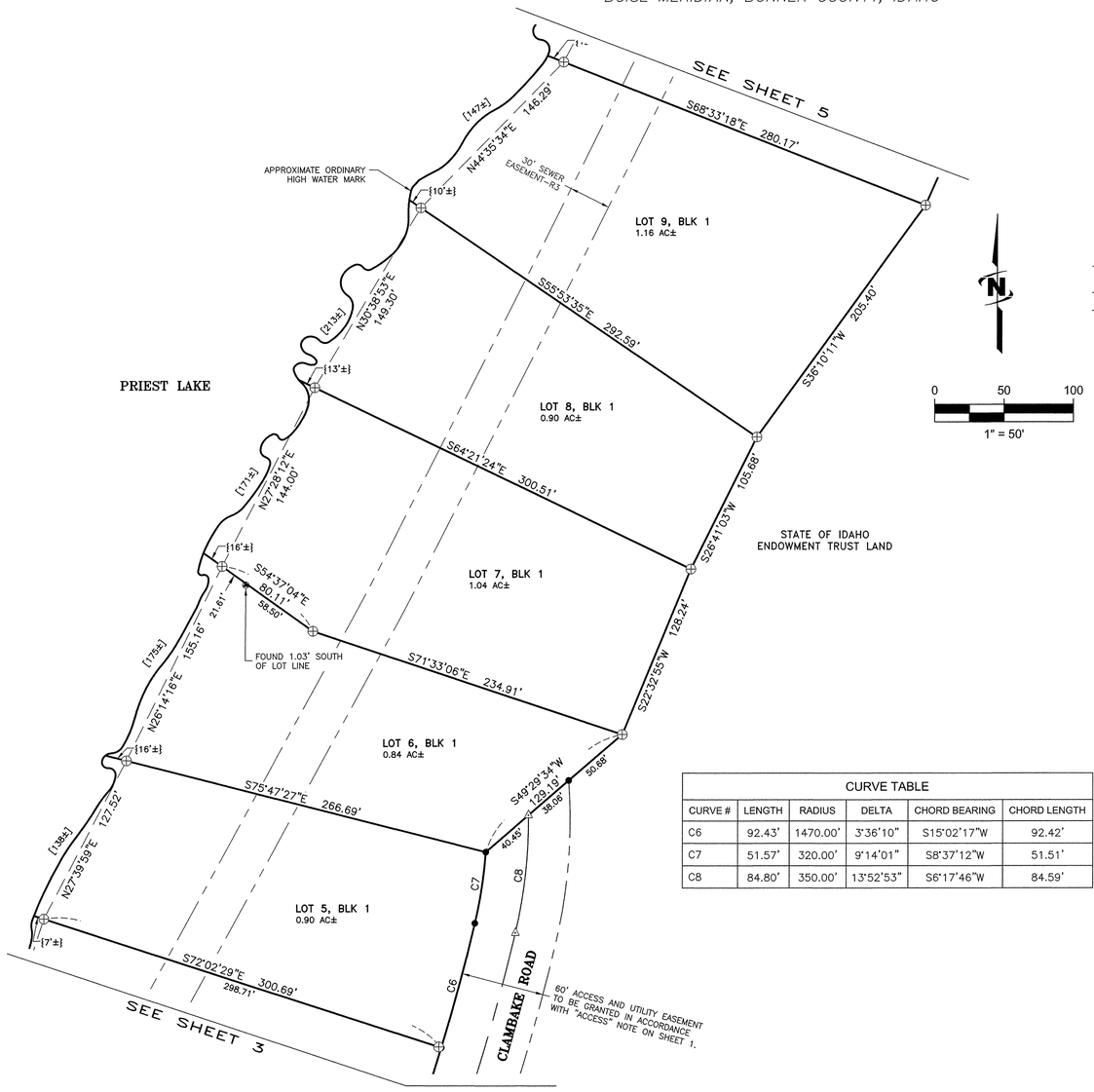

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- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- SECTION LINE OR SUBDIVISIONAL LINE
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
- { } 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.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	92.43'	1470.00'	3°36'10"	S15°02'17"W	92.42'
C7	51.57'	320.00'	9°14'01"	S8°37'12"W	51.51'
C8	84.80'	350.00'	13°52'53"	S6°17'46"W	84.59'

RECORD INFORMATION

R1: RECORD OF SURVEY BY THOMAS G. BLUMENSTEIN, PLS 5288, DATED JUNE 24, 1987, RECORDING NUMBER 336643–ROCKY POINT LEASE LOTS, RECORDS OF BONNER COUNTY.
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Jeremy Russell
Digitally signed on: 01/09/2013

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

STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22,
TOWNSHIP 60 NORTH, RANGE 4 WEST,
BOISE MERIDIAN,
BONNER COUNTY, IDAHO

J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815
Phone: 208.762.8787

J-U-B ENGINEERS, INC.

DWG NAME: 20-11-035_Tanglewood Point

DR. DFG | CH. GJR / DRB | SHEET 4 OF 7

SCALE: 1"=50' | DATE: January 2013 | PROJ. NO.: 20-11-035

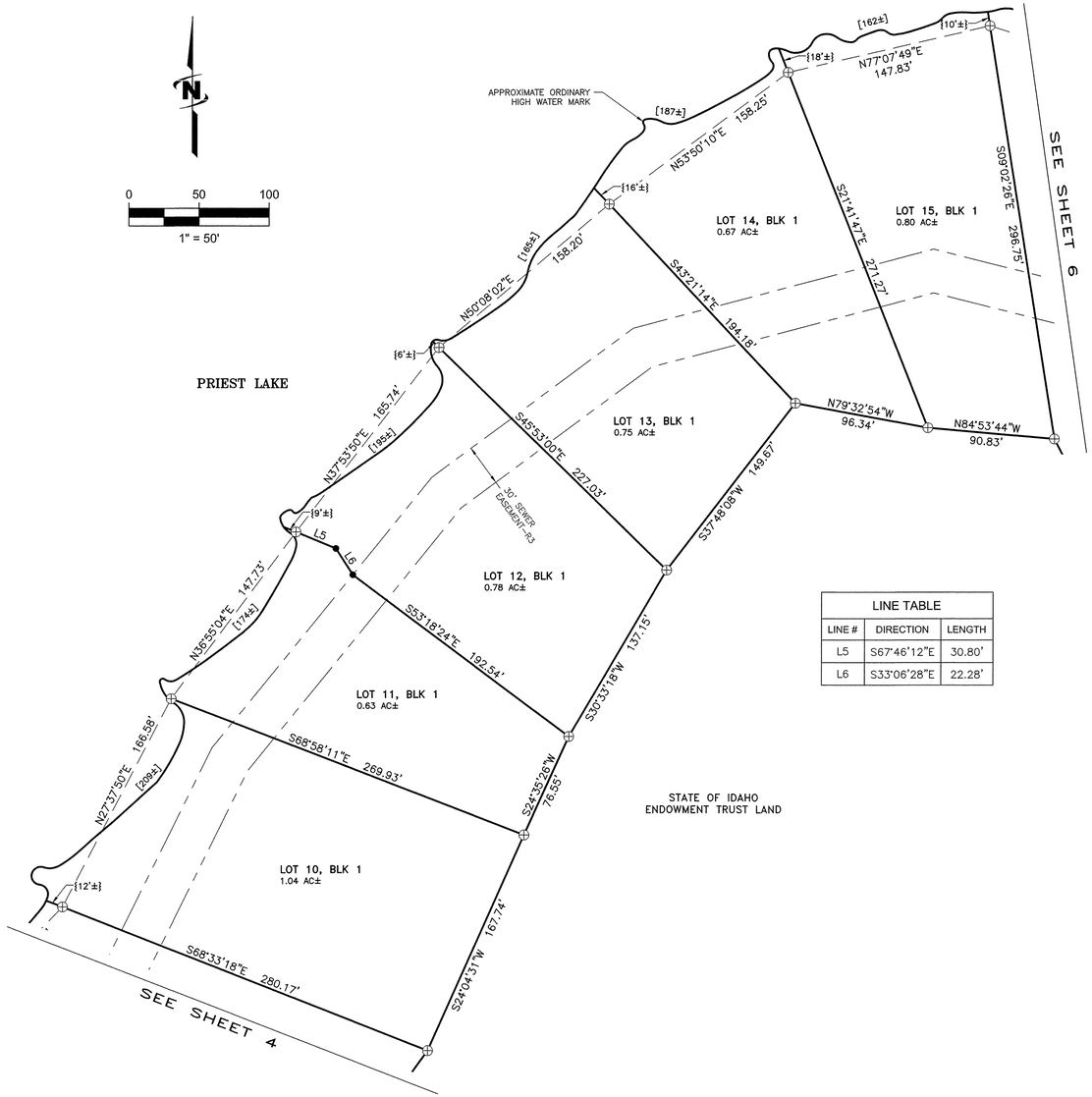
STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 162

INST. NO. 840106

Instrument # 840106
BONNER COUNTY, SANDPOINT, IDAHO
2-21-2013 11:32:46 No. of Pages: 7
Recorded for : STATE OF IDAHO/BK 10 PG 162 TANG
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy DB
Index to: PLATS



LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S67°46'12"E	30.80'
L6	S33°06'28"E	22.28'

LEGEND AND NOTES

- FOUND 1/4 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"
- FOUND 1" IRON PIPE–AS NOTED
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PROFESSIONAL LAND SURVEYOR LICENSED 13419 STATE OF IDAHO JEREMY J. RUSSELL

STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22,
TOWNSHIP 60 NORTH, RANGE 4 WEST,
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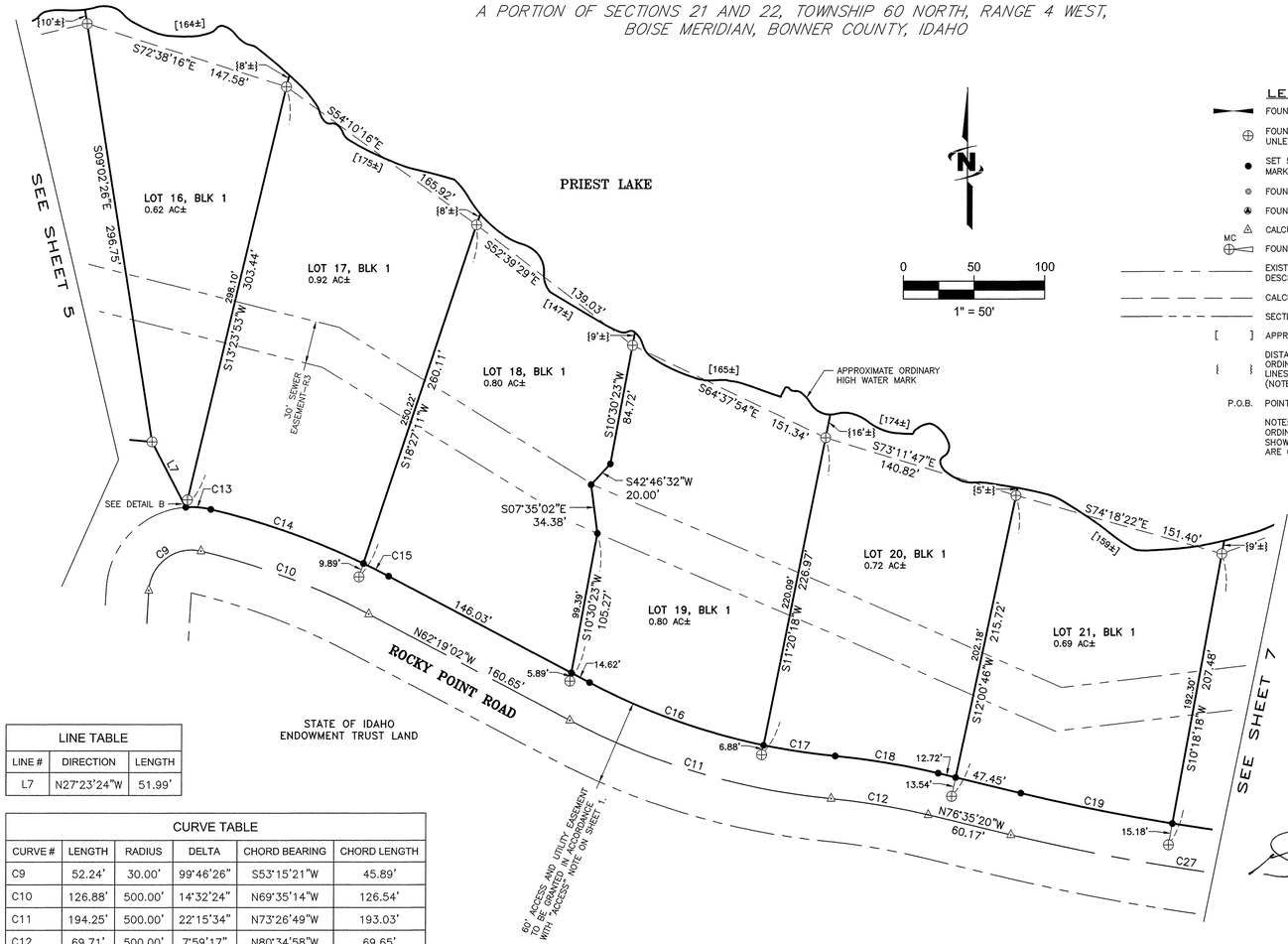
DWG NAME: 20-11-035_Tanglewood Point
DR. DFG | CH. GJR / DRB | SHEET 5 OF 7
SCALE: 1"=50' | DATE: January 2013 | PROJ. NO.: 20-11-035

STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 162

INST. NO. 840106



LEGEND AND NOTES

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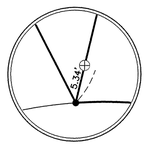
LINE TABLE		
LINE #	DIRECTION	LENGTH
L7	N27°23'24"W	51.99'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	52.24'	30.00'	99°46'26"	S53°15'21"W	45.89'
C10	126.88'	500.00'	14°32'24"	N69°35'14"W	126.54'
C11	194.25'	500.00'	22°15'34"	N73°26'49"W	193.03'
C12	69.71'	500.00'	7°59'17"	N80°34'58"W	69.65'
C13	17.85'	60.00'	17°02'43"	N85°22'47"W	17.78'
C14	114.58'	530.00'	12°23'12"	N70°39'50"W	114.36'
C15	19.92'	530.00'	2°09'11"	N63°23'38"W	19.92'
C16	131.22'	470.00'	15°59'47"	N70°18'56"W	130.79'
C17	51.38'	470.00'	6°15'47"	N81°26'43"W	51.35'
C18	73.89'	530.00'	7°59'17"	N80°34'58"W	73.83'
C19	109.42'	1470.00'	4°15'54"	N78°43'16"W	109.40'
C27	258.46'	1500.00'	9°52'20"	N81°31'30"W	258.14'



DETAIL B
NOT TO SCALE

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Instrument # 840106
BONNER COUNTY, SANDPOINT, IDAHO
2-21-2013 11:32:46 No. of Pages: 7
Recorded for : STATE OF IDAHO/BK 10 PG 162 TANG
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy CB
Index to: PLATS

Digitally signed on: 01/09/2013

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

STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22,
TOWNSHIP 60 NORTH, RANGE 4 WEST,
BOISE MERIDIAN,
BONNER COUNTY, IDAHO

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815
Phone: 208.762.8787

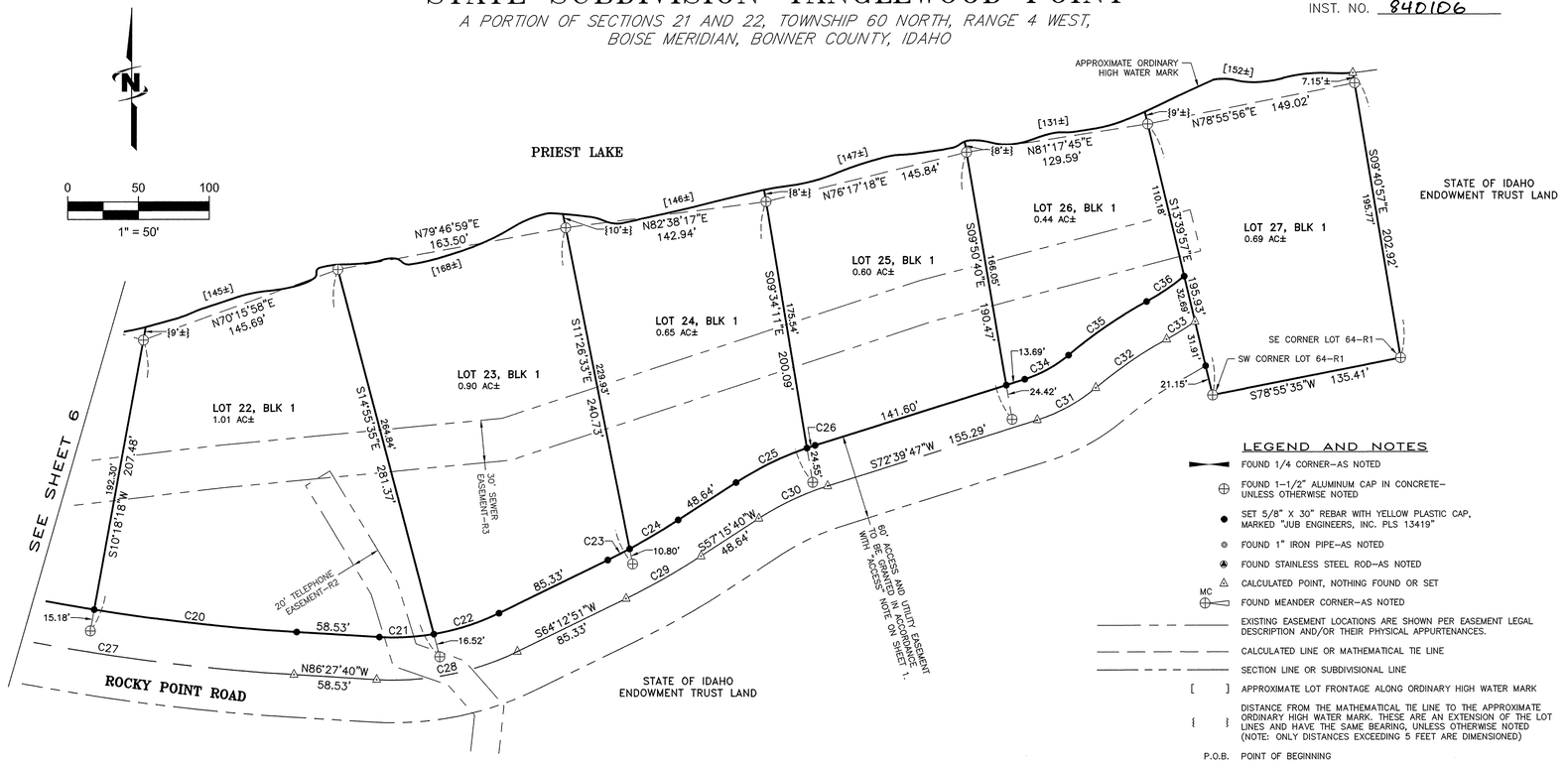
DWG NAME: 20-11-035_Tanglewood Point
DR. DFG | CH. GJR / DRB | SHEET 6 OF 7
SCALE: 1"=50' | DATE: January 2013 | PROJ. NO.: 20-11-035

STATE SUBDIVISION–TANGLEWOOD POINT

A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 162

INST. NO. 840106



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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	143.87'	1470.00'	5°36'27"	N83°39'27"W	143.81'
C21	38.55'	170.00'	12°59'30"	S87°02'35"W	38.46'
C22	48.46'	170.00'	16°19'59"	S72°22'51"W	48.30'
C23	17.30'	470.00'	2°06'32"	S63°09'35"W	17.30'
C24	39.74'	470.00'	4°50'39"	S59°41'00"W	39.73'
C25	55.81'	230.00'	13°54'08"	S64°12'44"W	55.67'
C26	6.02'	230.00'	1°29'59"	S71°54'48"W	6.02'
C27	258.46'	1500.00'	9°52'20"	N81°31'30"W	258.14'
C28	102.36'	200.00'	29°19'29"	S78°52'36"W	101.25'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C29	60.68'	500.00'	6°57'11"	S60°44'16"W	60.64'
C30	53.76'	200.00'	15°24'07"	S64°57'44"W	53.60'
C31	47.35'	120.00'	22°36'34"	S61°21'30"W	47.05'
C32	60.65'	300.00'	11°34'57"	S55°50'42"W	60.54'
C33	23.61'	200.00'	6°45'47"	S58°15'17"W	23.59'
C34	35.51'	90.00'	22°36'34"	S61°21'30"W	35.28'
C35	66.71'	330.00'	11°34'57"	S55°50'42"W	66.60'
C36	32.04'	170.00'	10°47'49"	S56°14'16"W	31.99'

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STATE SUBDIVISION–TANGLEWOOD POINT

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