



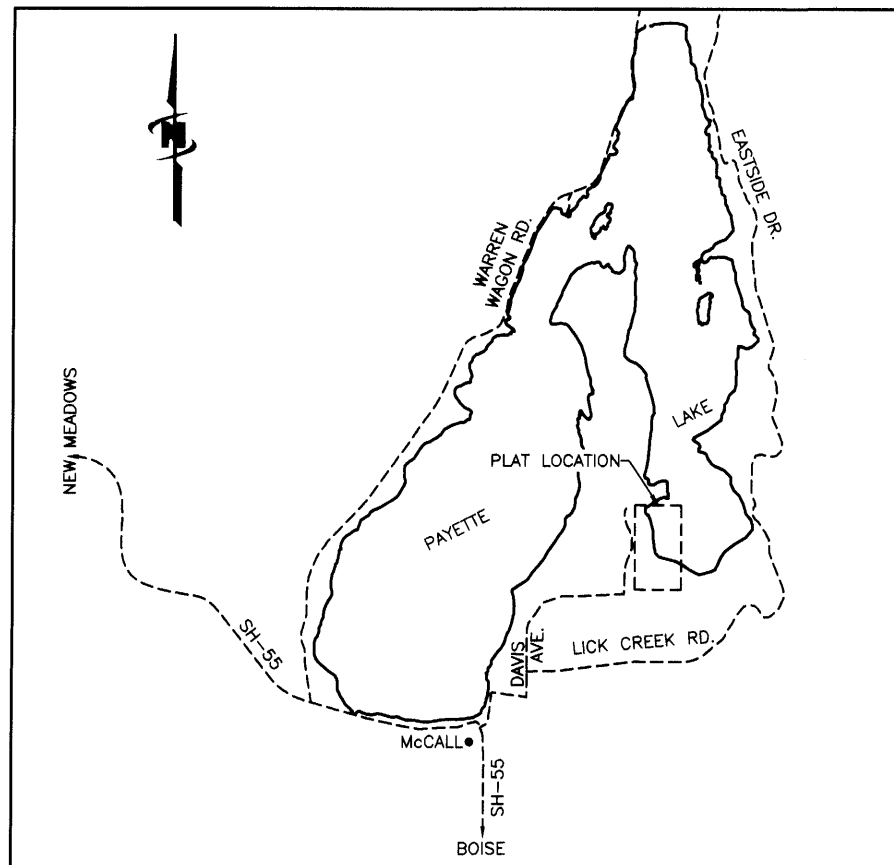
# STATE SUBDIVISION-COVE REPLAT

CCAR # 381366  
# 381367

PLAT BOOK 13 PAGE 5

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

INST. NO. Instrument # 381368  
VALLEY COUNTY, CASCADE, IDAHO  
10-24-2013 11:23:06 No. of Pages: 12  
Recorded for: STATE OF IDAHO  
DOUGLAS A. MILLER Fee: 0.00  
Ex-Officio Recorder Deputy  
Index to PLAT *Openings*



### 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 NEIGHBORHOODS AND APPURTENANCES WOULD NOT LIKELY MEET CURRENT LOCAL (COUNTY) DEVELOPMENT STANDARDS.

### ADJACENT ENDOWMENT TRUST LANDS

UNLESS EXPRESSLY PROVIDED OTHERWISE, THIS PLAT APPLIES ONLY TO THE ENDOWMENT TRUST LANDS SPECIFICALLY IDENTIFIED ON THE PLAT AND DOES NOT ENCUMBER IN ANY MANNER OR GRANT RIGHTS OF USE TO ANY OTHER ENDOWMENT LANDS. ENDOWMENT 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 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, OR LOCAL LAWS, RULES OR 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

THE LOTS SHALL BE USED ONLY FOR SINGLE-FAMILY RESIDENCE. 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, MEET APPLICABLE SNOW LOAD REQUIREMENTS, AND ARE INSTALLED ON A PERMANENT FOUNDATION, SHALL BE ALLOWED.

### PEDESTRIAN/NON-MOTORIZED TRAIL CONNECTION

LOT 2, BLOCK 18 IS DESIGNATED FOR USE AS A PEDESTRIAN/NON-MOTORIZED TRAIL CONNECTION BETWEEN PILGRIM COVE AND COVE REPLAT LOTS AND THE ADJACENT ENDOWMENT TRUST LAND TO THE WEST. IDAHO DEPARTMENT OF LANDS SHALL BE CONTACTED REGARDING PERMITTING REQUIREMENTS FOR ANY ACTIVITIES ON ENDOWMENT TRUST LAND.

### 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.

### FIRE SAFETY EASEMENTS

SIX FIRE SAFETY EASEMENTS ARE PROVIDED AND SHALL BE USED ONLY FOR THOSE ACTIONS DIRECTLY RELATED TO FIRE PREVENTION AND/OR SUPPRESSION. FIRE SAFETY EASEMENTS ARE PROVIDED AT THE FOLLOWING LOCATIONS: 10' EASEMENT ACROSS LOT 1, BLOCK 2; 10' EASEMENT ACROSS LOT 1, BLOCK 5; 10' EASEMENT ACROSS LOT 1, BLOCK 7; 20' EASEMENT ACROSS LOT 1, BLOCK 24; 20' EASEMENT ACROSS LOT 1, BLOCK 25; AND A 20' EASEMENT ACROSS LOT 1, BLOCK 26.

### CONVEYANCE TO ASSOCIATION

THE STATE WILL CONVEY BY QUITCLAIM DEED THE FOLLOWING: COMMON AREAS (LOT 1, BLOCK 22, LOT 1, BLOCK 23 AND LOT 1, BLOCK 26); COMMON AREA FOR TRAIL ACCESS (LOT 2, BLOCK 18); JOHN ALDEN, PLYMOUTH AND MAYFLOWER ROADS AND WATER LILLY LANE (LOT 1, BLOCK 21 AND LOT 1, BLOCK 27) AS SHOWN ON THIS PLAT TO THE COVE ASSOCIATION SUBJECT TO ALL EXISTING ENCROACHMENTS.

### COMMON AREA/ROAD MAINTENANCE, CONSTRUCTION AND REPAIR

UPON CONVEYANCE OF THE LOTS REFERENCED IN THE "CONVEYANCE TO ASSOCIATION" PARAGRAPH, THE COVE ASSOCIATION WILL BE RESPONSIBLE FOR ALL MANAGEMENT, CONTROL, MAINTENANCE, CONSTRUCTION AND REPAIR OF THESE ROAD OR COMMON AREA LOTS. THE COVE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY RESIDENTIAL LOT OR IMPROVEMENTS ON ANY RESIDENTIAL LOT NOT OWNED BY IT.

### 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

EXISTING JOHN ALDEN ROAD, PLYMOUTH ROAD, MAYFLOWER LANE AND WATER LILLY LANE AS SHOWN HEREON. AN ACCESS EASEMENT TO THE PILGRIM COVE/COVE REPLAT SUBDIVISIONS IS INCLUDED ON THE PLAT FOR THE ADJACENT ENDOWMENT TRUST LAND TO THE SOUTH AND WEST OF THE PILGRIM COVE/COVE REPLAT BOUNDARIES FOR THE USE OF JOHN ALDEN, MILES STANDISH, PILGRIM COVE, AND PLYMOUTH ROADS AND WATER LILLY LANE, TO CROSS ENDOWMENT TRUST LAND BETWEEN THE BOUNDARIES OF THE PILGRIM COVE/COVE REPLAT SUBDIVISION AND PRIVATE OWNERSHIP.

### ROADS, COMMON AREA AND BEACH USE AUTHORIZATION

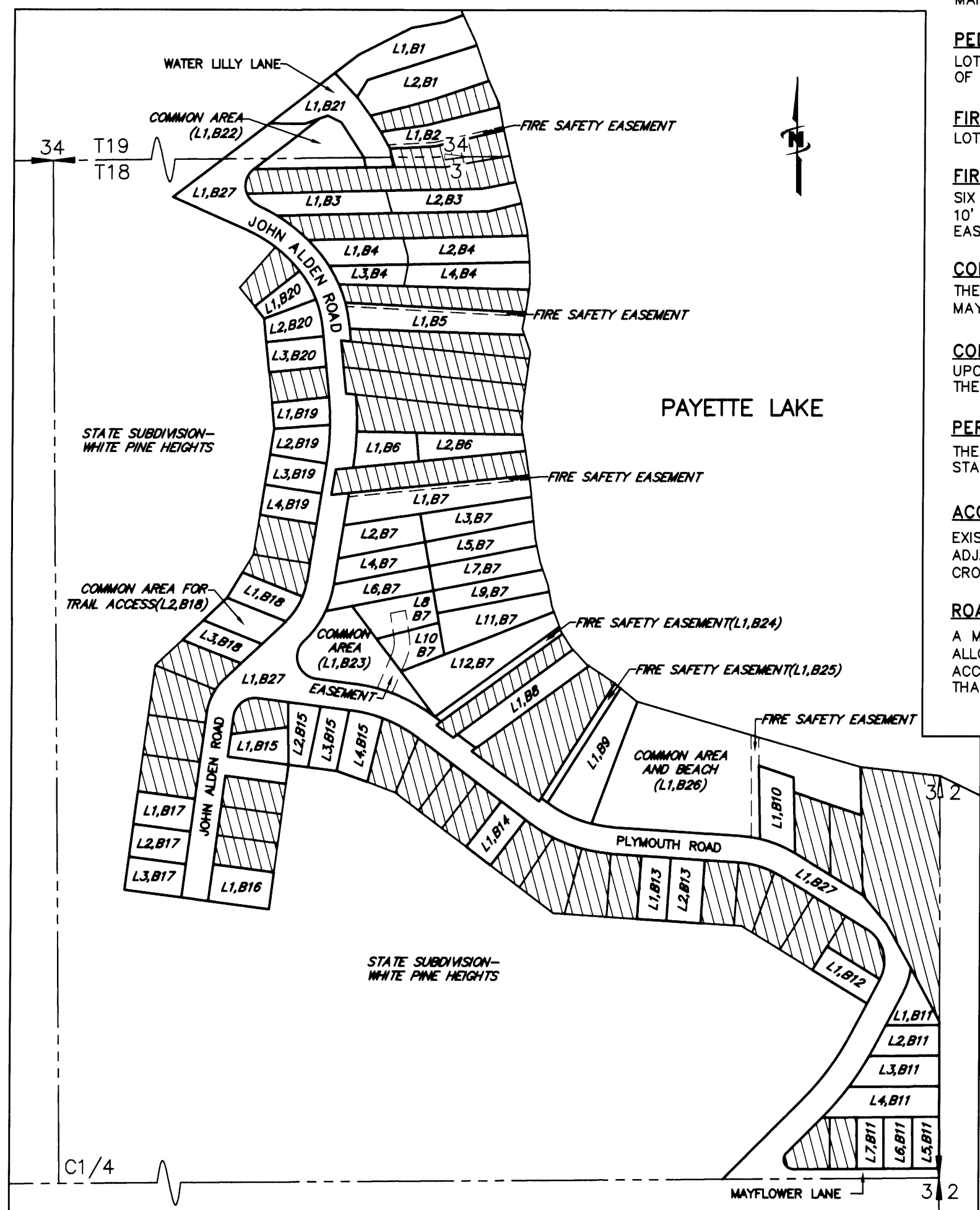
A MAXIMUM OF TWENTY-FIVE (25) SINGLE FAMILY RESIDENTIAL LOTS, TO BE LOCATED WITHIN THE ADJACENT ENDOWMENT TRUST LAND, OUTSIDE THE BOUNDARY OF THE PILGRIM COVE AND COVE REPLAT SUBDIVISIONS, WILL BE ALLOWED THE USE OF AND ACCESS TO THE ROADS, COMMON AREAS AND THE BEACH WITHIN THE PILGRIM COVE/COVE REPLAT SUBDIVISIONS. THE OWNERS OF "PREMIUM LOTS" (THOSE LOTS WITH THE ALLOWANCE TO USE THE ACCESS ROADS, COMMON AREAS AND THE BEACH IN THE PILGRIM COVE/COVE REPLAT SUBDIVISIONS) WILL BE REQUIRED TO BE MEMBERS OF THE COVE ASSOCIATION IN ADDITION TO MEMBERSHIP IN ANY FUTURE ASSOCIATION THAT MAY BE FORMED WITH THE DEVELOPMENT OF THE ADJACENT ENDOWMENT TRUST LAND.

### 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.



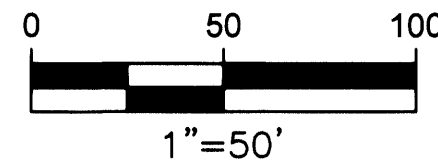
*Sammy Russell*  
Digitally signed on: 02/27/2013  
PROFESSIONAL LAND SURVEYOR  
LICENSED 13419  
STATE OF IDAHO  
GREGORY J. RUSSELL

<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N R 3E, BOISE MERIDIAN, VALLEY 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: 20-11-036_Cove Replat Cover		
DR. DFG	CH. GJR/DRB	SHEET 1	OF 12
SCALE: NONE	DATE: August 2013	PROJ. NO.: 20-11-036	

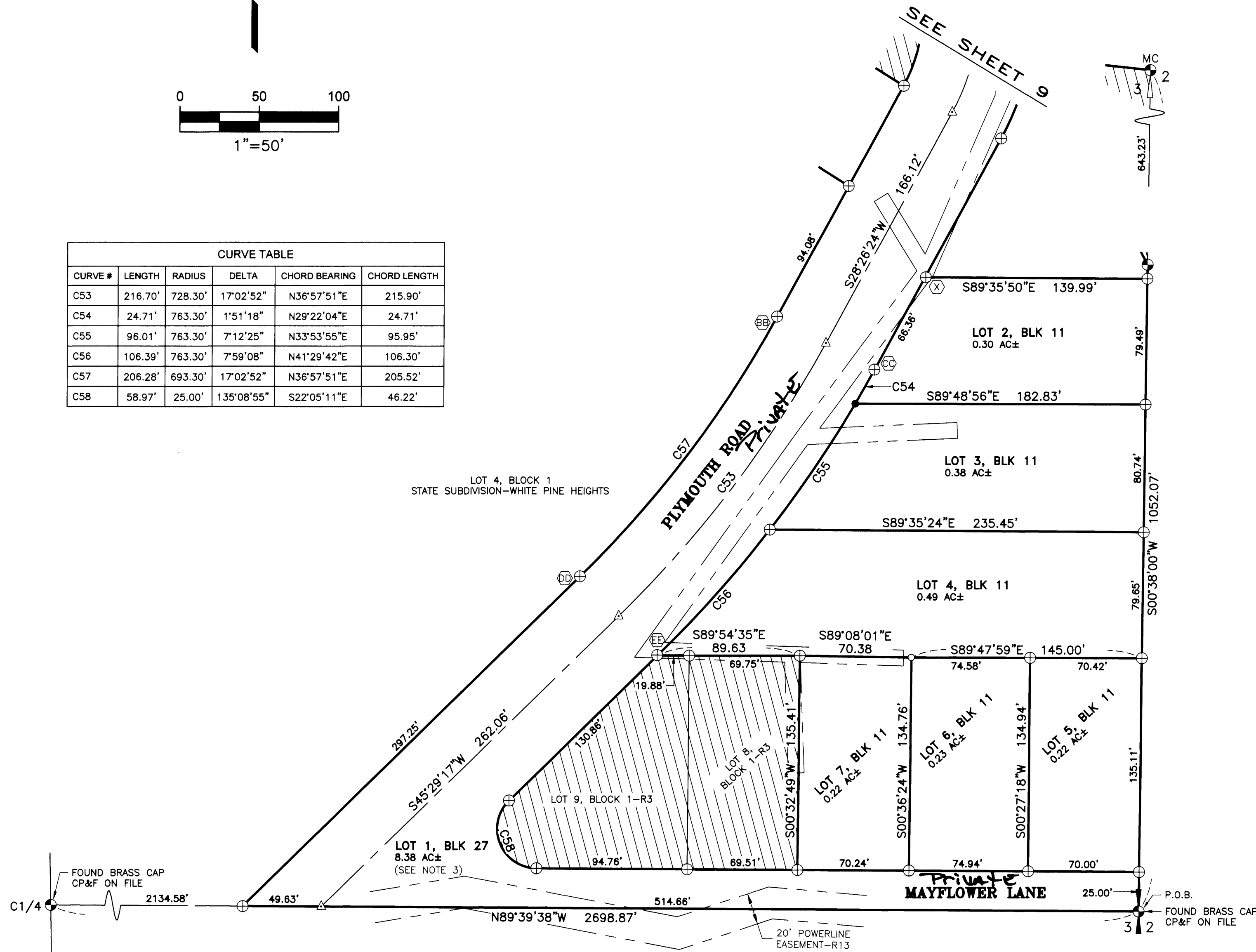
# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND  
A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 5  
INST. NO. 381368



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C53	216.70'	728.30'	17°02'52"	N36°57'51"E	215.90'
C54	24.71'	763.30'	1°51'18"	N29°22'04"E	24.71'
C55	96.01'	763.30'	7°12'25"	N33°53'55"E	95.95'
C56	106.39'	763.30'	7°59'08"	N41°29'42"E	106.30'
C57	206.28'	693.30'	17°02'52"	N36°57'51"E	205.52'
C58	58.97'	25.00'	135°08'55"	S22°05'11"E	46.22'



## LEGEND

- 1/4 SECTION CORNER-AS NOTED
- FOUND MEANDER CORNER-AS NOTED
- FOUND 3 1/4" BRASS CAP
- FOUND 2" ALUMINUM CAP IN CONCRETE
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 11 AND 12 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- SECTION LINE OR SUBDIVISIONAL LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

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

## SURVEYOR'S NOTE

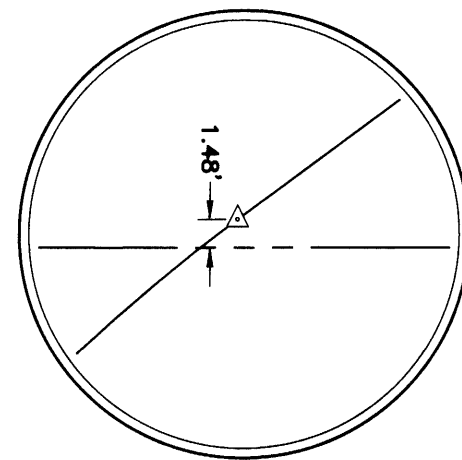
- DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
- SEE SHEET 12 FOR RECORD INFORMATION.
- JOHN ALDEN ROAD, PLYMOUTH ROAD AND MAYFLOWER ROAD ARE PLATTED AS LOT 1, BLOCK 27, HEREON. (8.38 AC±)

*Jeremy Russell*  
Digitally signed on: 02/27/2013

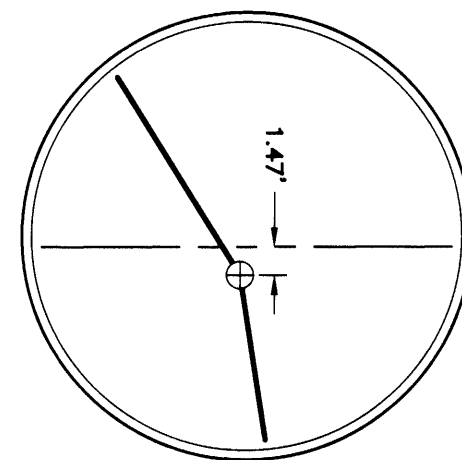
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	DWG NAME: 20-11-036_Cove Replat		
DR. DFG	CH. GJR / DRB	SHEET 10 OF 12	
SCALE: 1"=50'	DATE: August 2013	PROJ. NO.: 20-11-036	

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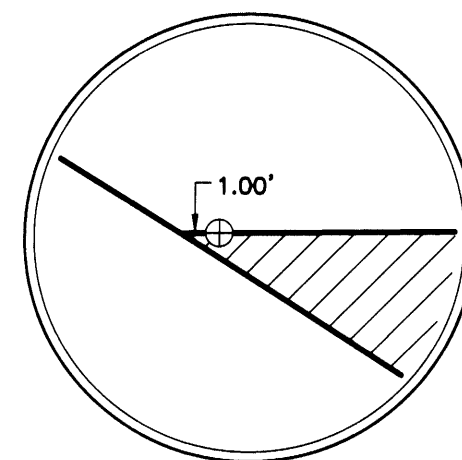
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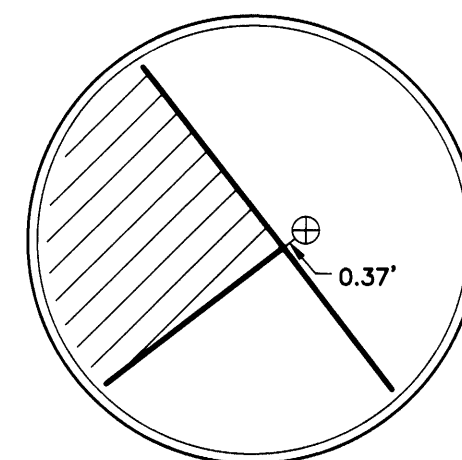
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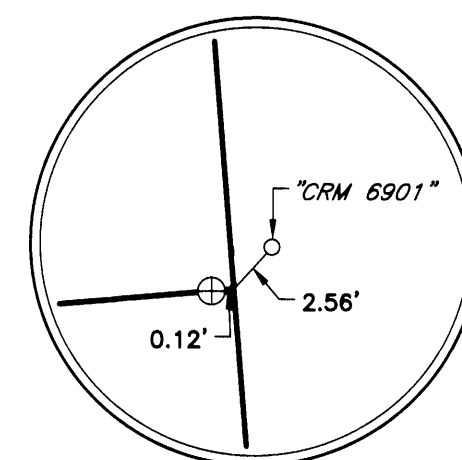
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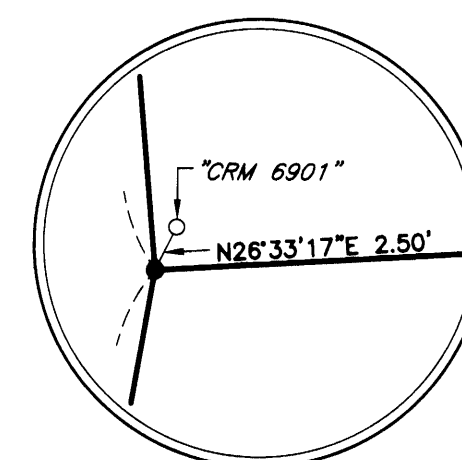
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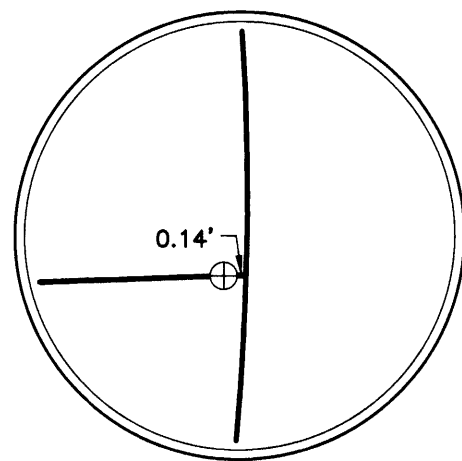
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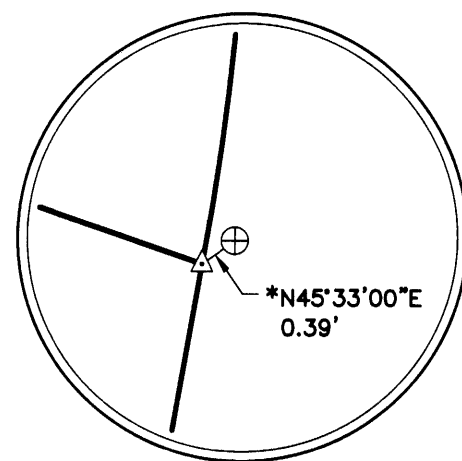
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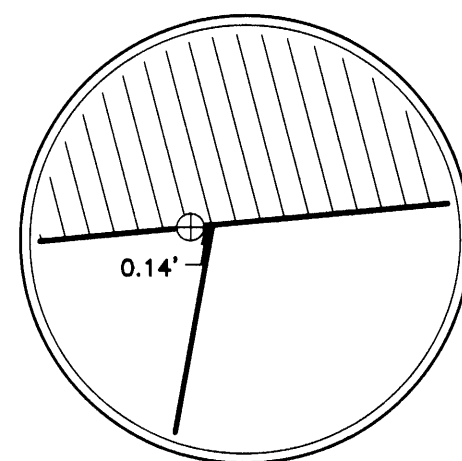
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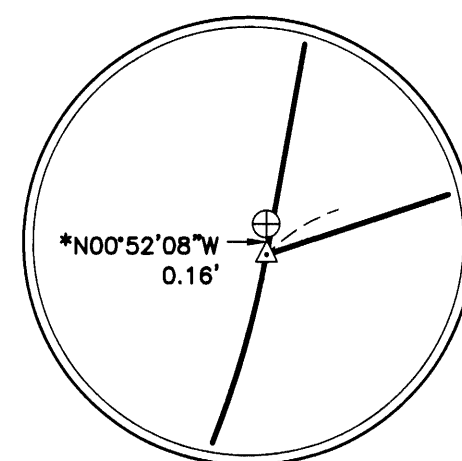
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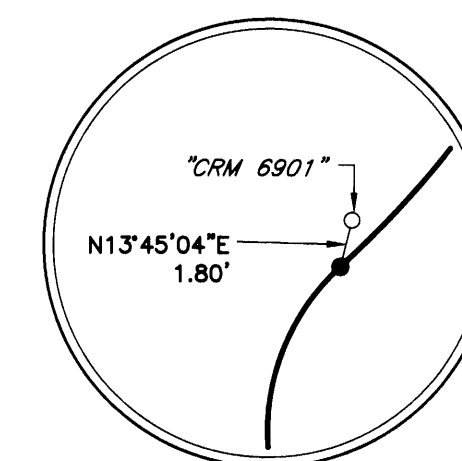
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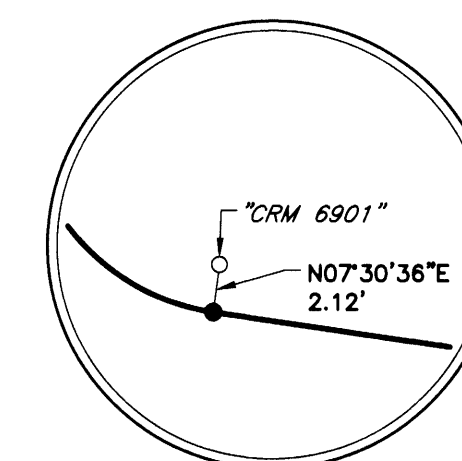
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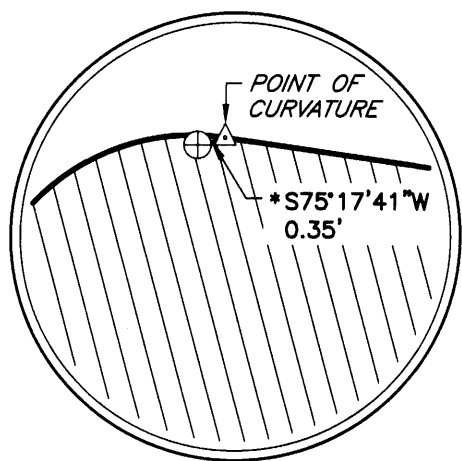
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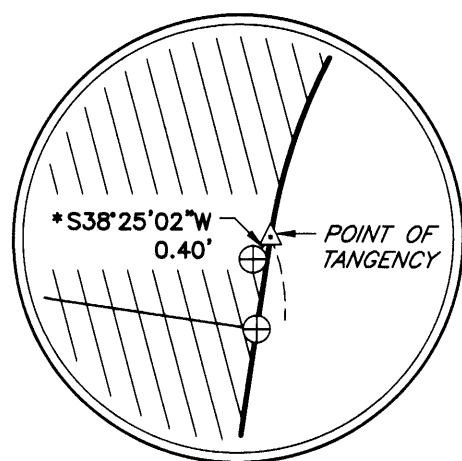
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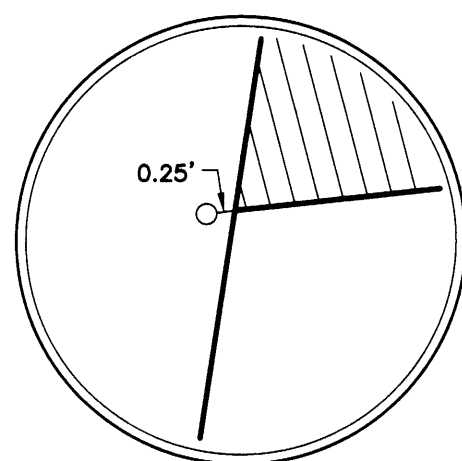
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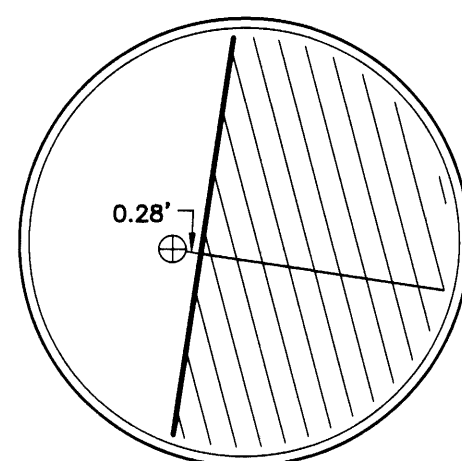
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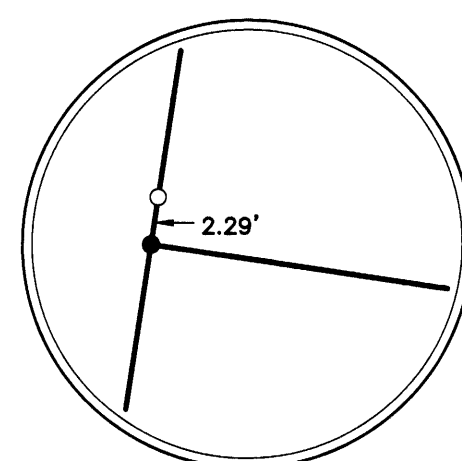
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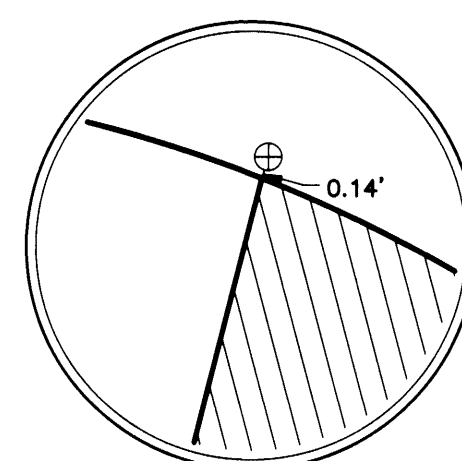
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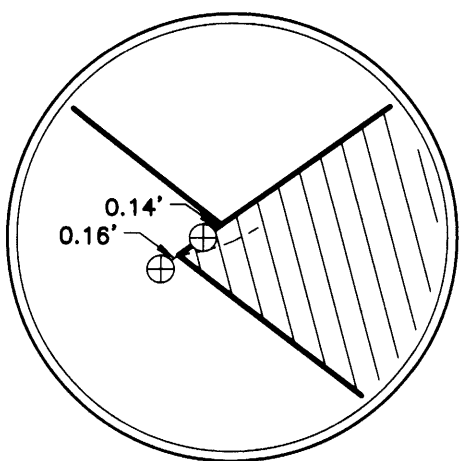
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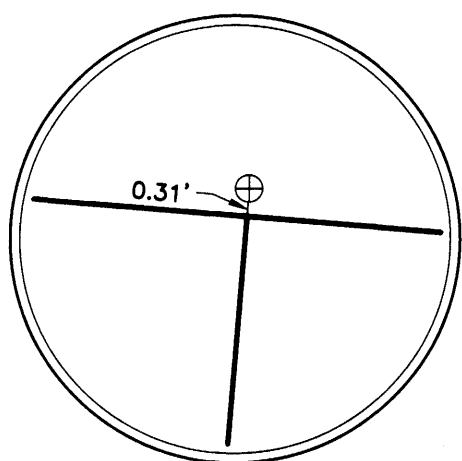
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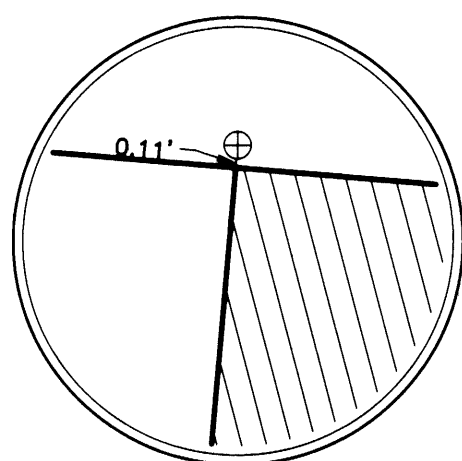
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\*FOUND MONUMENT OUT OF POSITION.  
REFERENCE TO TRUE CORNER POSITION.

*Sammy Russell*  
Digitally signed on:  
02/27/2013

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

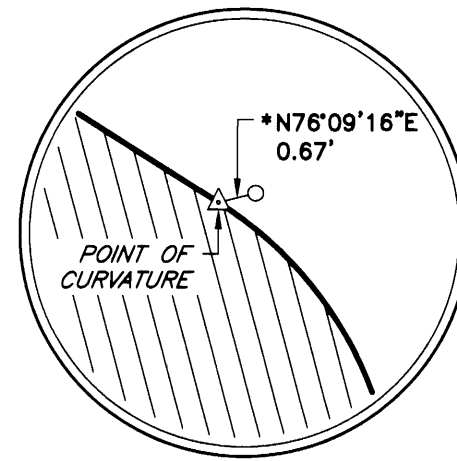
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DR. DFG	CH. GJR/DRB	SHEET 11 OF 12	
SCALE: NONE		DATE: August 2013	PROJ. NO.: 20-11-036

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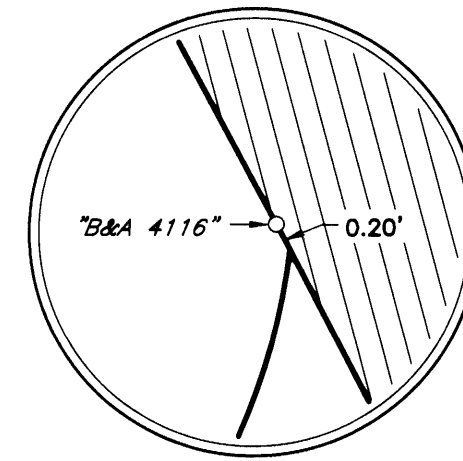
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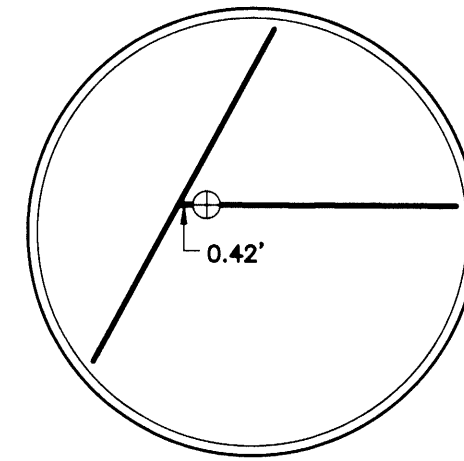
INST. NO. 381368



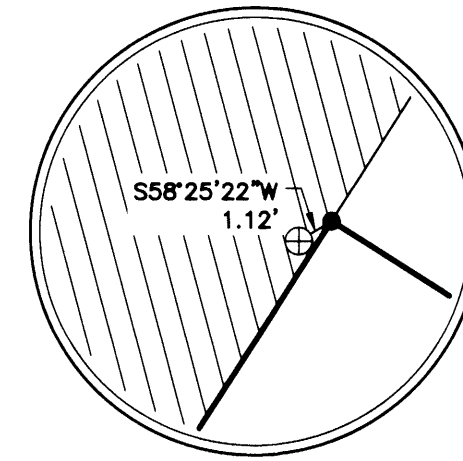
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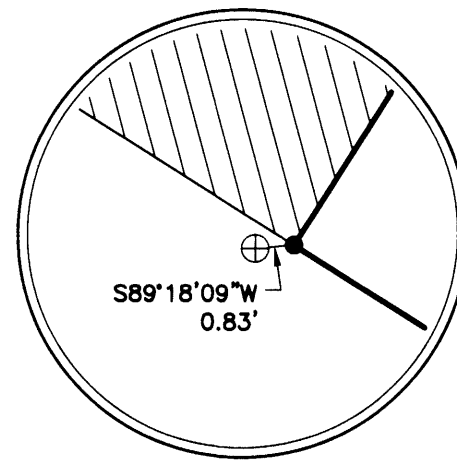
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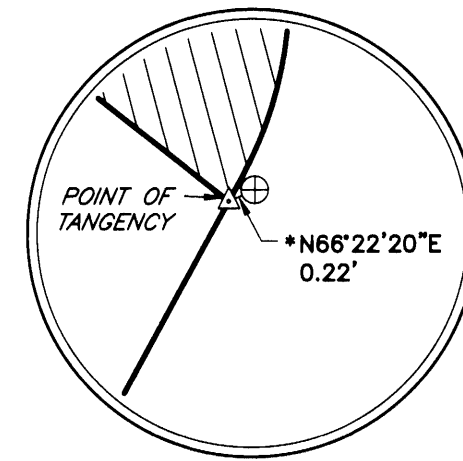
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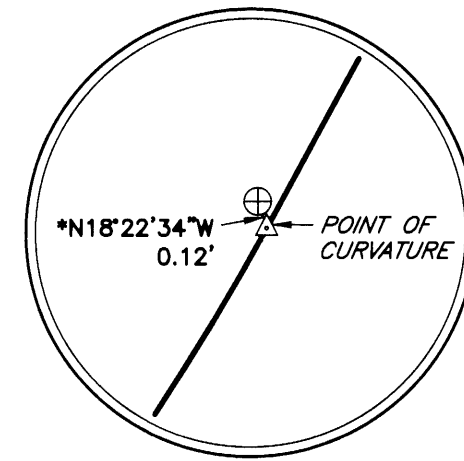
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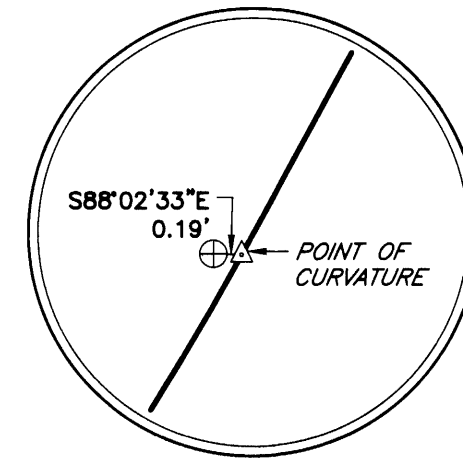
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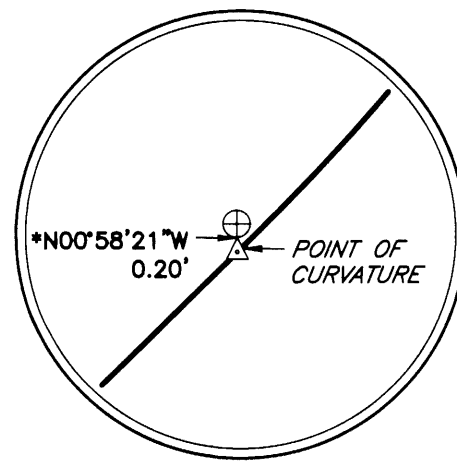
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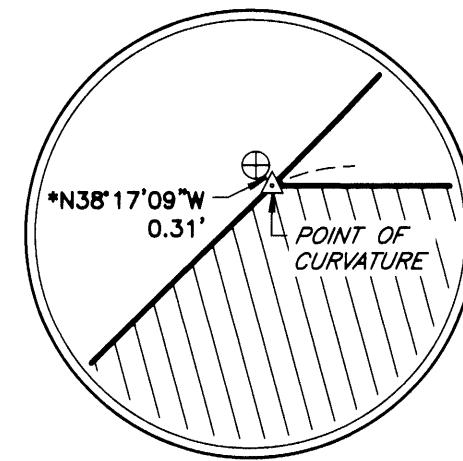
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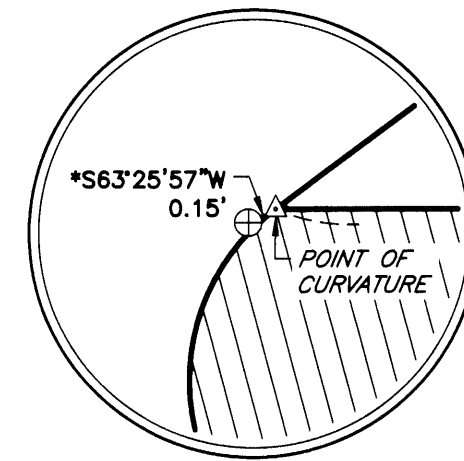
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NOT TO SCALE

\*FOUND MONUMENT OUT OF POSITION,  
REFERENCE TO TRUE CORNER POSITION.

### RECORD INFORMATION

- R1: PLAT OF PILGRIM COVE SUBDIVISION BY HORACE PALMER, PE 285, DATED SEPTEMBER 9, 1950. FILED IN BOOK 1 OF PLATS, PAGE 31, RECORDS OF VALLEY COUNTY, IDAHO.
- R2: PLAT OF SECOND ADDITION TO PILGRIM COVE SUBDIVISION BY O.T. HANSEN, PE 630, DATED MARCH 12, 1962.
- R3: PLAT OF AMENDED PILGRIM COVE SUBDIVISION BY DONALD L. KOSKIE, RLS 848, DATED MAY 9, 1988. FILED IN BOOK 8 OF PLATS AT PAGE 12, RECORDS OF VALLEY COUNTY, IDAHO.
- R4: RECORD OF SURVEY BY ROLAND MULLINIX, PE/PLS 2478, DATED AUGUST 10, 1987. RECORDING NUMBER 156311, RECORDS OF VALLEY COUNTY, IDAHO.
- R5: RECORD OF SURVEY BY JOHN S. AUSTIN, PLS 5081, DATED JANUARY 23, 1995, RECORDING NUMBER 209180, RECORDS OF VALLEY COUNTY, IDAHO.
- R6: RECORD OF SURVEY BY JOHN RUSSELL, PLS 6021, DATED OCTOBER 24, 1996. RECORDING NUMBER 221792, RECORDS OF VALLEY COUNTY, IDAHO.
- R7: RECORD OF SURVEY BY JOEL DROULARD, PLS 5357, DATED OCTOBER 13, 1998. RECORDING NUMBER 235856, RECORDS OF VALLEY COUNTY, IDAHO.
- R8: RECORD OF SURVEY BY JOEL DROULARD, PLS 5357, DATED OCTOBER 13, 1998. RECORDING NUMBER 235857, RECORDS OF VALLEY COUNTY, IDAHO.
- R9: RECORD OF SURVEY BY JOEL DROULARD, PLS 5357, DATED OCTOBER 13, 1998. RECORDING NUMBER 235854, RECORDS OF VALLEY COUNTY, IDAHO.
- R10: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED OCTOBER 27, 1982, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SEWER LINE. IDL DOCUMENT NUMBER 5071.
- R11: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED OCTOBER 25, 1983, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED POWERLINE. IDL DOCUMENT NUMBER 5156.
- R12: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED SEPTEMBER 16, 1992, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWER LINE. IDL DOCUMENT NUMBER 5163-B.
- R13: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED SEPTEMBER 16, 1992, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWER LINE. IDL DOCUMENT NUMBER 5163-C.
- R14: AMENDED EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED AUGUST 27, 2007, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED AND OVERHEAD POWERLINE. IDL DOCUMENT NUMBER 5404.
- R15: EASEMENT IN FAVOR OF ALFERD CRAIG OLSON AND CATHERINE M. OLSON, DATED JANUARY 13, 2000, FOR CONSTRUCTING, USING AND MAINTAINING A ROOF OVERHANG. IDL DOCUMENT NUMBER 6110.
- R16: EASEMENT IN FAVOR KIP AND DONNA NAGELY, DATED JANUARY 20, 2000, FOR CONSTRUCTING, USING AND MAINTAINING A WATERLINE, WELL AND PUMPHOUSE. IDL DOCUMENT NUMBER 6203.
- R17: EASEMENT IN FAVOR SCOTT AND PAULA COULTER, DATED APRIL 13, 2000, FOR CONSTRUCTING, USING AND MAINTAINING A WATERLINE, WELL AND PUMPHOUSE. IDL DOCUMENT NUMBER 6231.
- R18: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED SEPTEMBER 1, 2000, FOR CONSTRUCTING, USING AND MAINTAINING AN UNDERGROUND POWERLINE. IDL DOCUMENT NUMBER 6248.
- R19: EASEMENT IN FAVOR OF IDAHO TELEPHONE COMPANY, DATED MARCH 10, 1970, FOR CONSTRUCTING AND MAINTAINING BURIED AND AERIAL TELEPHONE LINES. IDL DOCUMENT NUMBER 4114.
- R20: INVENTORY SURVEY PREPARED BY JUB ENGINEERS, INC., DATED 2011, ON FILE WITH THE IDAHO DEPARTMENT OF LANDS.
- R21: ALTAL/ACSM LAND TITLE SURVEY BY CRAIG R. McCULLOUGH, PLS 6901, DATED 2009.

*Sammy Russell*  
Digitally signed on:  
02/27/2013

<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N, R 3E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO			
<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787			
DWG NAME: 20-11-036_Cove Replat			
J-U-B ENGINEERS, INC.	DR. DFG	CH. GJR / DRB	SHEET 12 OF 12
SCALE: NONE	DATE: August 2013	PROJ. NO.: 20-11-036	

# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 P. 5  
 INST. NO. 381368

**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 - COVE REPLAT**, BEING A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE E1/4 CORNER OF SAID SECTION 3 AS SHOWN ON THE PLAT OF AMENDED PILGRIM COVE SUBDIVISION, RECORDED MAY 9, 1988, BOOK 8 OF PLATS, PAGE 12, RECORDS OF VALLEY COUNTY, (FROM WHICH THE C1/4 CORNER OF SAID SECTION 3, BEARS NORTH 89°39'38" WEST, 2,698.87 FEET);

THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1. NORTH 89°39'38" WEST, 564.29 FEET;
2. NORTH 45°29'17" EAST, 297.25 FEET;
3. 206.28 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 693.30 FEET, THROUGH A CENTRAL ANGLE OF 17°02'52" SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 36°57'51" EAST A CHORD DISTANCE OF 205.52 FEET;
4. NORTH 28°26'24" EAST, 94.08 FEET;
5. NORTH 57°34'28" WEST, 386.13 FEET;
6. NORTH 85°24'30" WEST, 107.14 FEET;
7. NORTH 85°30'27" WEST, 88.79 FEET;
8. NORTH 85°11'47" WEST, 77.13 FEET;
9. NORTH 85°28'42" WEST, 218.14 FEET;
10. NORTH 51°58'18" WEST, 206.37 FEET;
11. NORTH 51°37'05" WEST, 80.08 FEET;
12. NORTH 52°02'45" WEST, 232.73 FEET;
13. NORTH 68°13'17" WEST, 77.97 FEET;
14. NORTH 69°53'45" WEST, 85.52 FEET;
15. NORTH 81°40'46" WEST, 126.35 FEET;
16. SOUTH 08°29'27" WEST, 49.61 FEET;
17. SOUTH 08°13'28" WEST, 234.21 FEET;
18. SOUTH 08°28'05" WEST, 97.52 FEET;
19. NORTH 81°35'07" WEST, 160.00 FEET;
20. NORTH 81°39'28" WEST, 70.00 FEET;
21. NORTH 81°41'20" WEST, 149.90 FEET;
22. NORTH 08°12'20" EAST, 87.19 FEET;
23. NORTH 08°20'43" EAST, 172.88 FEET;
24. NORTH 08°18'45" EAST, 332.52 FEET;
25. NORTH 47°19'57" EAST, 258.01 FEET;
26. NORTH 31°41'54" EAST, 132.58 FEET;
27. NORTH 09°52'35" EAST, 333.17 FEET;
28. NORTH 04°45'21" WEST, 148.05 FEET;
29. NORTH 04°49'44" WEST, 141.42 FEET;
30. NORTH 37°46'48" WEST, 103.19 FEET;
31. NORTH 41°57'40" EAST, 141.59 FEET;
32. 87.11 FEET ALONG THE ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 367.80 FEET, THROUGH A CENTRAL ANGLE OF 13°34'14" SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 58°29'07" WEST A CHORD DISTANCE OF 86.91 FEET;
33. NORTH 65°16'14" WEST, 211.39 FEET;
34. NORTH 53°13'49" EAST, 437.45 FEET;
35. NORTH 52°42'56" EAST, 93.76 FEET;
36. NORTH 53°05'46" EAST, 78.98 FEET;
37. NORTH 69°45'20" EAST, 257.57 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE SOUTHEASTERLY ALONG SAID ORDINARY HIGH WATER MARK, 2,699 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE MEANDER CORNER MARKING THE EAST LINE OF SAID SECTION 3;

THENCE ALONG SAID EAST LINE, SOUTH 00°38'00" WEST, 1,052.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 1, 2, 3, 4, 5, 11, 12, 14, 22, 24, 25, 26, 27, 34, 35, 37, BLOCK 1; LOTS 1A, 1, 2, 3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 20, BLOCK 2; LOTS 2, 3, 4, BLOCK 3; AND LOTS 4, 5, 6, 7, 11, 12, 17, 21, BLOCK 4 AS SHOWN ON THE PLAT OF AMENDED PILGRIM COVE SUBDIVISION, RECORDED MAY 9, 1988, BOOK 8 OF PLATS, PAGE 12, RECORDS OF VALLEY COUNTY.

ALSO EXCEPTING THEREFROM PARCELS C AND C1 AS SHOWN ON RECORD OF SURVEY BY JOHN RUSSELL, PLS 6021, DATED OCTOBER 24, 1996, RECORDING NUMBER 221792, RECORDS OF VALLEY COUNTY.

ALSO EXCEPTING THEREFROM A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 35, BLOCK 1 AS SHOWN ON THE PLAT OF AMENDED PILGRIM COVE SUBDIVISION, RECORDED MAY 9, 1988, BOOK 8 OF PLATS, PAGE 12, RECORDS OF VALLEY COUNTY; THENCE ALONG THE NORTHERLY LINE OF LOT 34, BLOCK 1 OF SAID PLAT NORTH 89°09'25" WEST, 132.04 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF WATER LILLY LANE AS SHOWN ON RECORD OF SURVEY BY JOEL DROULARD, PLS 5357, DATED OCTOBER 13, 1998, RECORDING NUMBER 235856, RECORDS OF VALLEY COUNTY;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF WATER LILLY LANE, NORTH 10°16'51" WEST, 49.33 FEET, MORE OR LESS, TO TO THE SOUTHWEST CORNER OF TRACT D AS SHOWN ON RECORD OF SURVEY BY JOHN RUSSELL, PLS 6021, DATED OCTOBER 24, 1996, RECORDING NUMBER 221792, RECORDS OF VALLEY COUNTY;

THENCE ALONG THE SOUTH LINE OF SAID TRACT D, NORTH 87°27'29" EAST, 118.26 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT D;

THENCE SOUTH 22°07'33" EAST, 60.15 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PLAT CONTAINING 54.65 ACRES, MORE OR LESS.

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

*Roads ARE private.*

**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

*[Signature]*  
 C.L. "BUTCH" OTTER  
 GOVERNOR OF THE STATE OF IDAHO  
 PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS

COUNTERSIGNED:

*[Signature]*  
 BEN YSURSA  
 SECRETARY OF STATE

*[Signature]*  
 THOMAS M. SCHULTZ, JR.  
 DIRECTOR, IDAHO DEPARTMENT OF LANDS

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

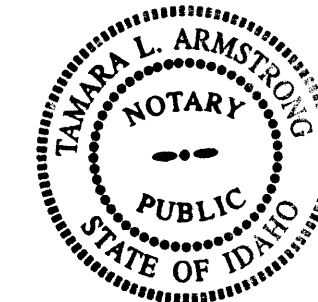
ON THIS DAY 10th DAY OF October, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE, PERSONALLY APPEARED **C.L. "BUTCH" OTTER**, KNOWN TO ME TO BE THE GOVERNOR OF THE STATE OF IDAHO AND PRESIDENT OF THE STATE BOARD OF LAND COMMISSIONERS; **BEN YSURSA**, KNOWN TO ME TO BE THE SECRETARY FOR THE STATE 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.

*[Signature]*  
 NOTARY PUBLIC FOR IDAHO

RESIDING AT Boise, IDAHO

MY COMMISSION EXPIRES: 12/26/18



**VALLEY COUNTY RECORDER**

I HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION-COVE REPLAT** WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF State of Idaho, THIS 24th DAY OF October 2013, AT 11 O'CLOCK A M., AND DULY RECORDED IN BOOK 13 OF PLATS, AT PAGES 5 AS INSTRUMENT NUMBER \_\_\_\_\_.

**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-COVE REPLAT** 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.

*[Signature]*  
 Digitally signed on:  
 02/27/2013

<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N R 3E, BOISE MERIDIAN, VALLEY 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: 20-11-036_Cove Replat Cover		
DR. DFG	CH. GJR / DRB	SHEET 2	OF 12
SCALE: NONE	DATE: August 2013	PROJ. NO.: 20-11-036	

# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

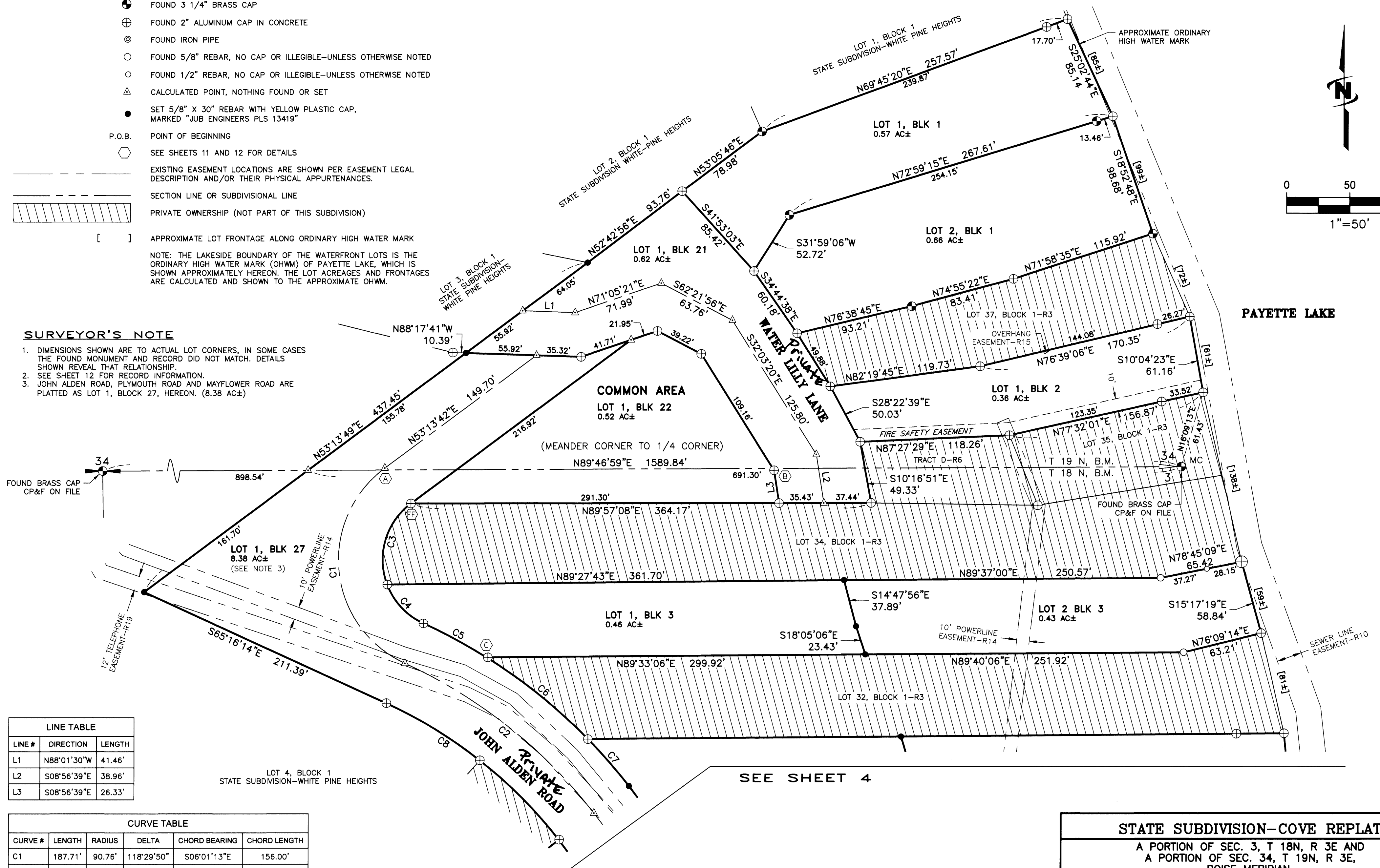
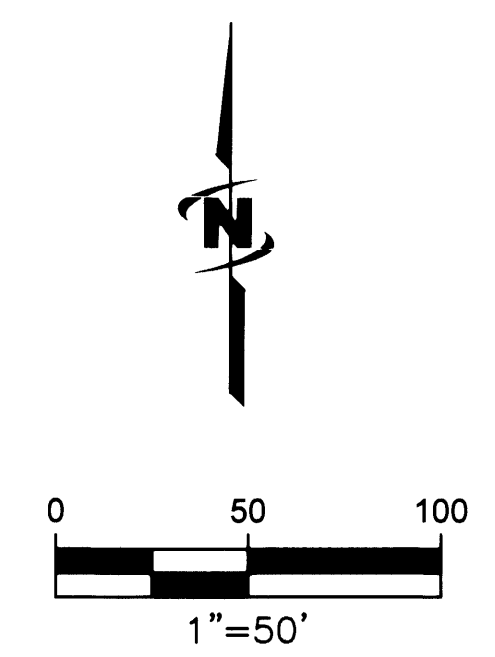
PLAT BOOK 13 PAGE 5  
 INST. NO. 381368

- LEGEND**
- 1/4 SECTION CORNER-AS NOTED
  - FOUND MEANDER CORNER-AS NOTED
  - FOUND 3 1/4" BRASS CAP
  - FOUND 2" ALUMINUM CAP IN CONCRETE
  - FOUND IRON PIPE
  - FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
  - FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
  - CALCULATED POINT, NOTHING FOUND OR SET
  - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
  - P.O.B. POINT OF BEGINNING
  - SEE SHEETS 11 AND 12 FOR DETAILS
  - EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
  - SECTION LINE OR SUBDIVISIONAL LINE
  - PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
  - APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

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

**SURVEYOR'S NOTE**

1. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
2. SEE SHEET 12 FOR RECORD INFORMATION.
3. JOHN ALDEN ROAD, PLYMOUTH ROAD AND MAYFLOWER ROAD ARE PLATTED AS LOT 1, BLOCK 27, HEREON. (8.38 AC±)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°01'30"W	41.46'
L2	S08°56'39"E	38.96'
L3	S08°56'39"E	26.33'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	187.71'	90.76'	118°29'50"	S06°01'13"E	156.00'
C2	193.28'	402.80'	27°29'35"	S51°31'27"E	191.43'
C4	43.23'	55.76'	44°24'59"	S43°03'38"E	42.15'
C5	56.84'	437.80'	7°26'18"	S61°33'05"E	56.80'
C6	103.58'	437.80'	13°33'21"	S51°03'15"E	103.34'
C8	87.11'	367.80'	13°34'14"	N58°29'07"W	86.91'
C9	89.22'	367.80'	13°53'53"	S44°45'03"E	89.00'

SEE SHEET 4

*Sammy Russell*  
 Digitally signed on: 02/27/2013

PROFESSIONAL LAND SURVEYOR  
 13419  
 STATE OF IDAHO  
 GENEVY J. RUSSELL

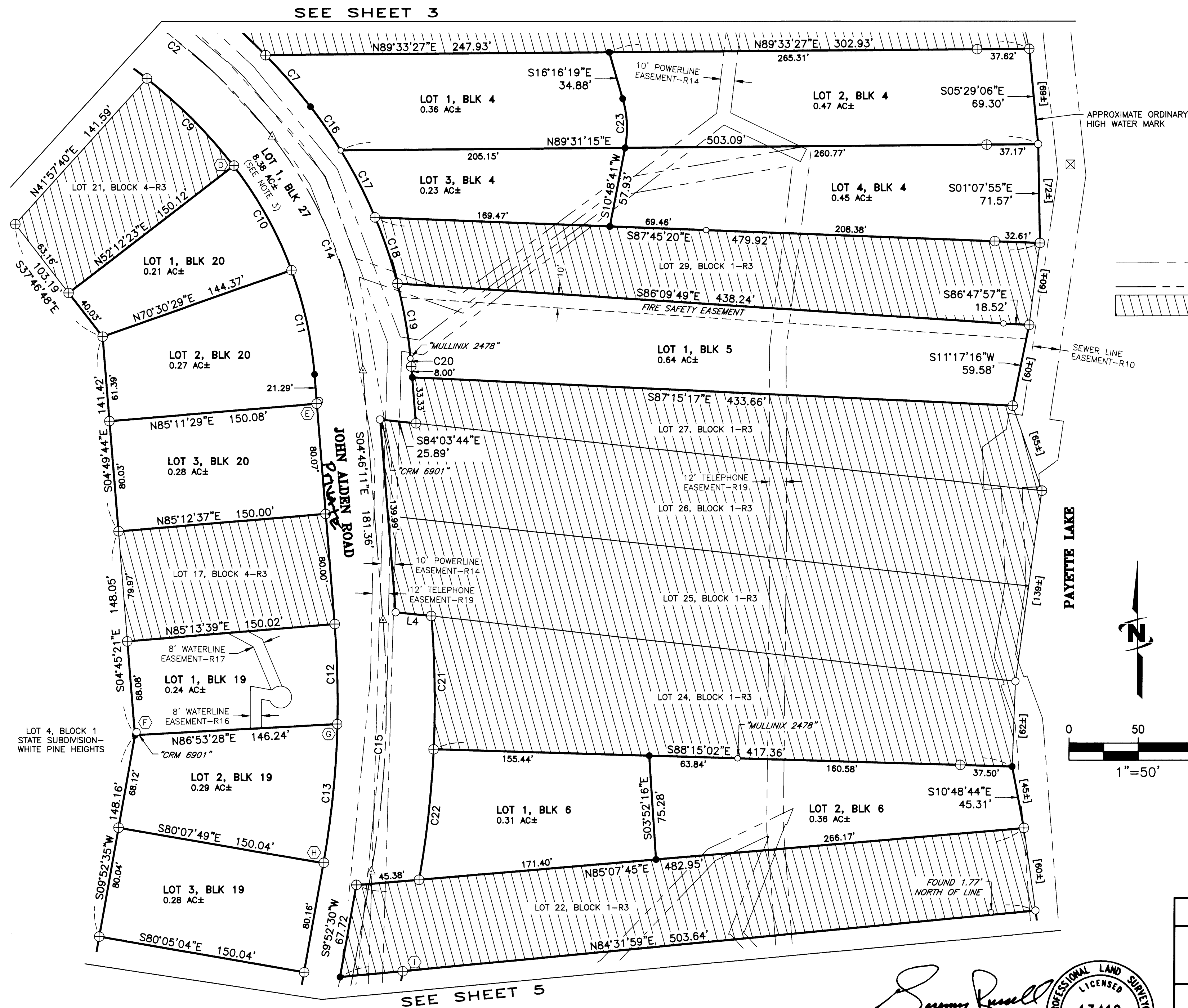
<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N, R 3E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO			
		<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
DWG NAME: 20-11-036_Cove Replat		DR. DFG	
J-U-B ENGINEERS, INC.		CH. GJR / DRB	
SCALE: 1"=50'		SHEET 3 OF 12	
DATE: August 2013		PROJ. NO.: 20-11-036	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S83°58'26"E	25.89'

# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 5  
 INST. NO. 381368



### LEGEND

- 1/4 SECTION CORNER-AS NOTED
- FOUND MEANDER CORNER-AS NOTED
- 
- 
- FOUND IRON PIPE
- 
- 
- CALCULATED POINT, NOTHING FOUND OR SET
- 
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 11 AND 12 FOR DETAILS
- 
- 
- 
- 

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

### SURVEYOR'S NOTE

- DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
- SEE SHEET 12 FOR RECORD INFORMATION.
- JOHN ALDEN ROAD, PLYMOUTH ROAD AND MAYFLOWER ROAD ARE PLATTED AS LOT 1, BLOCK 27, HEREON. (8.38 AC±)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	49.66'	437.80'	6°29'55"	S41°01'37"E	49.63'
C9	89.22'	367.80'	13°53'53"	S44°45'03"E	89.00'
C10	86.70'	285.00'	17°25'45"	S29°05'39"E	86.36'
C11	77.65'	285.00'	15°36'36"	S12°34'29"E	77.41'
C12	72.47'	680.00'	6°06'21"	S01°42'59"E	72.43'
C13	101.34'	680.00'	8°32'18"	S05°36'21"W	101.24'
C14	184.35'	320.00'	33°00'29"	S21°16'25"E	181.81'
C15	182.75'	715.00'	14°38'41"	S02°33'10"W	182.26'
C16	38.32'	355.00'	6°11'05"	S34°41'07"E	38.30'
C17	54.64'	355.00'	8°49'05"	S27°11'03"E	54.58'
C18	50.57'	355.00'	8°09'42"	S18°41'39"E	50.53'
C19	55.48'	355.00'	8°57'16"	S10°08'10"E	55.42'
C20	5.51'	355.00'	0°53'22"	S05°12'52"E	5.51'
C21	96.66'	750.00'	7°23'03"	S01°04'39"E	96.59'
C22	95.03'	750.00'	7°15'35"	S06°14'40"W	94.97'
C23	36.04'	75.00'	27°31'57"	S02°57'15"E	35.69'

*Sammy Russell*  
 Digitally signed on:  
 02/27/2013

**PROFESSIONAL LAND SURVEYOR**  
**13419**  
 STATE OF IDAHO  
 GENEVY J. RUSSELL

<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N, R 3E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO			
		<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787	
DWG NAME: 20-11-036_Cove Replat		DR. DFG	
J-U-B ENGINEERS, INC.		CH. GJR / DRB SHEET 4 OF 12	
SCALE: 1"=50'		DATE: August 2013	
SCALE: 1"=50'		PROJ. NO.: 20-11-036	

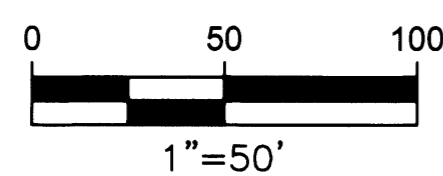
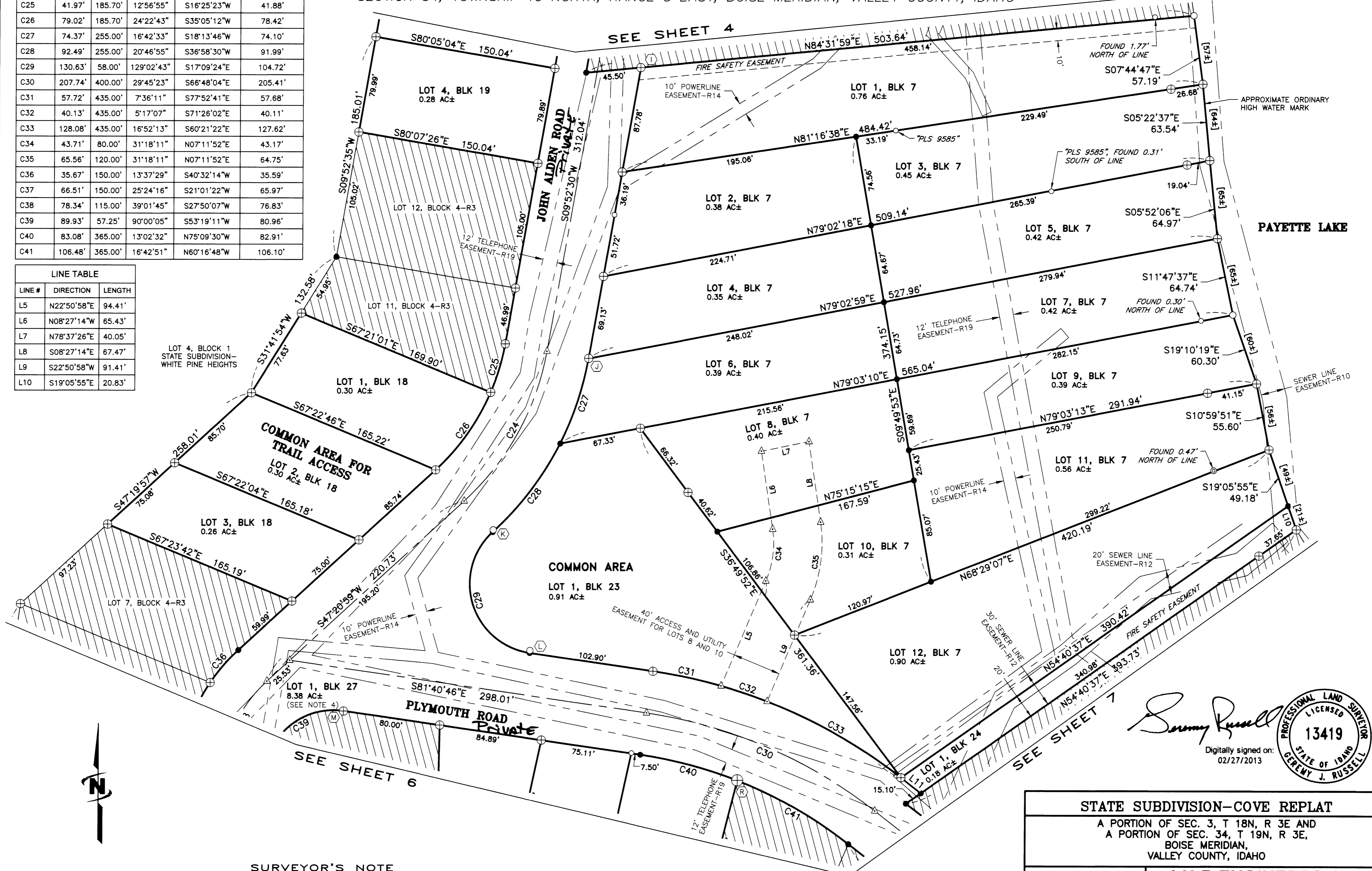
# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 5  
INST. NO. 381368

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C24	143.89'	220.00'	37°28'29"	S28°36'44"W	141.34'
C25	41.97'	185.70'	12°56'55"	S16°25'23"W	41.88'
C26	79.02'	185.70'	24°22'43"	S35°05'12"W	78.42'
C27	74.37'	255.00'	16°42'33"	S18°13'46"W	74.10'
C28	92.49'	255.00'	20°46'55"	S36°58'30"W	91.99'
C29	130.63'	58.00'	129°02'43"	S17°09'24"E	104.72'
C30	207.74'	400.00'	29°45'23"	S66°48'04"E	205.41'
C31	57.72'	435.00'	7°36'11"	S77°52'41"E	57.68'
C32	40.13'	435.00'	5°17'07"	S71°26'02"E	40.11'
C33	128.08'	435.00'	16°52'13"	S60°21'22"E	127.62'
C34	43.71'	80.00'	31°18'11"	N07°11'52"E	43.17'
C35	65.56'	120.00'	31°18'11"	N07°11'52"E	64.75'
C36	35.67'	150.00'	13°37'29"	S40°32'14"W	35.59'
C37	66.51'	150.00'	25°24'16"	S21°01'22"W	65.97'
C38	78.34'	115.00'	39°01'45"	S27°50'07"W	76.83'
C39	89.93'	57.25'	90°00'05"	S53°19'11"W	80.96'
C40	83.08'	365.00'	13°02'32"	N75°09'30"W	82.91'
C41	106.48'	365.00'	16°42'51"	N60°16'48"W	106.10'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	N22°50'58"E	94.41'
L6	N08°27'14"W	65.43'
L7	N78°37'26"E	40.05'
L8	S08°27'14"E	67.47'
L9	S22°50'58"W	91.41'
L10	S19°05'55"E	20.83'



### SURVEYOR'S NOTE

- DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
- SEE SHEET 12 FOR RECORD INFORMATION.
- SEE OTHER SHEETS FOR LEGEND INFORMATION.
- JOHN ALDEN ROAD, PLYMOUTH ROAD AND MAYFLOWER ROAD ARE PLATTED AS LOT 1, BLOCK 27, HEREON. (8.38 AC±)

*Gregory J. Russell*  
Digitally signed on: 02/27/2013  
PROFESSIONAL LAND SURVEYOR  
LICENSED  
13419  
STATE OF IDAHO  
GREGORY J. RUSSELL

<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N, R 3E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO			
	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-036_Cove Replat		
J-U-B ENGINEERS, INC.	DR. DFG	CH. GJR / DRB	SHEET 5 OF 12
SCALE: 1"=50'	DATE: August 2013	PROJ. NO.: 20-11-036	



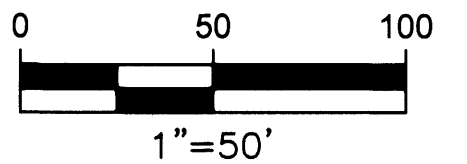
# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND  
A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 5  
INST. NO. 381368

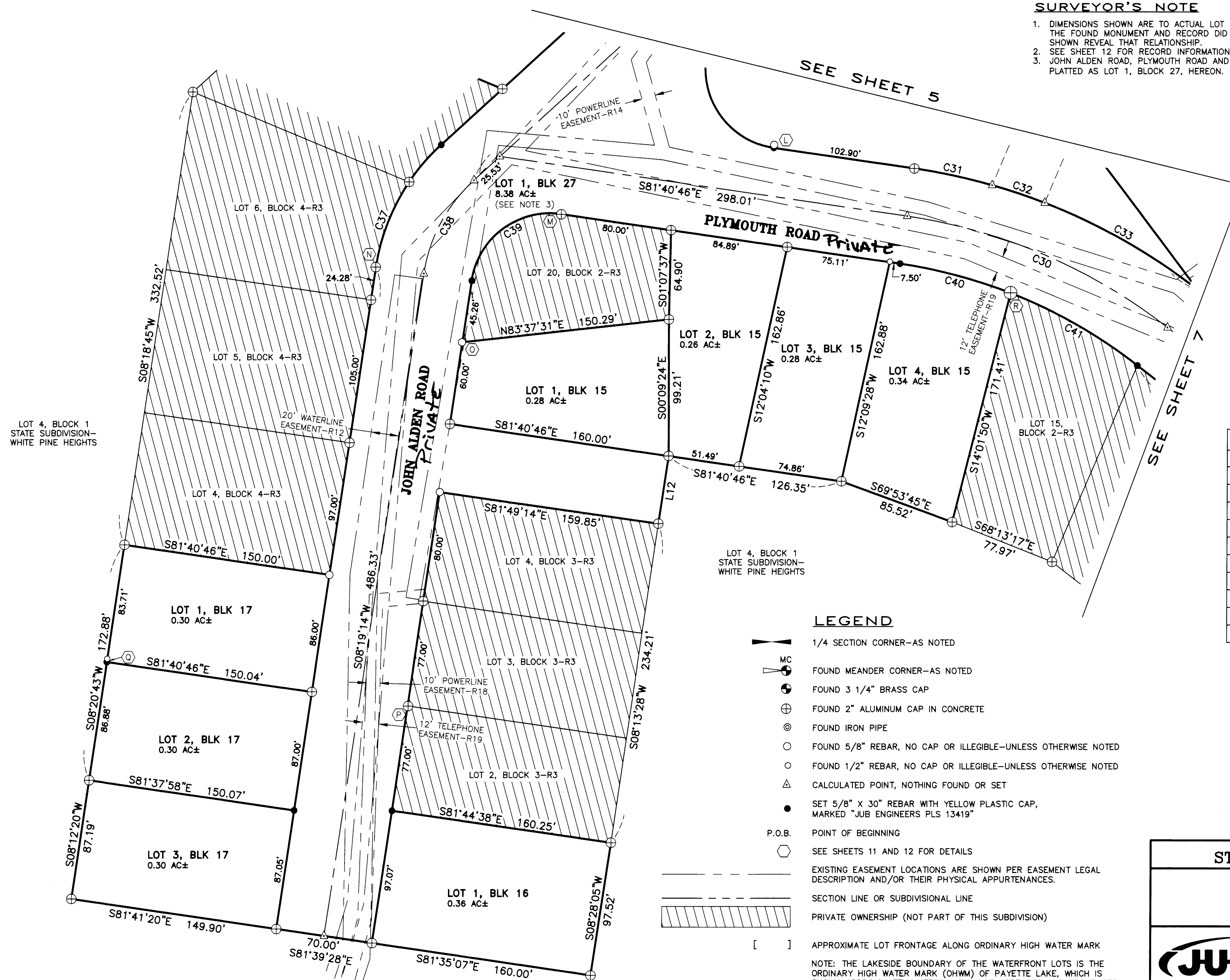
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LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	S08°29'27"W	49.61'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C30	207.74'	400.00'	29°45'23"	S66°48'04"E	205.41'
C31	57.72'	435.00'	7°36'11"	S77°52'41"E	57.68'
C32	40.13'	435.00'	5°17'07"	S71°26'02"E	40.11'
C33	128.08'	435.00'	16°52'13"	S60°21'22"E	127.62'
C36	35.67'	150.00'	13°37'29"	S40°32'14"W	35.59'
C37	66.51'	150.00'	25°24'16"	S21°01'22"W	65.97'
C38	78.34'	115.00'	39°01'45"	S27°50'07"W	76.83'
C39	89.93'	57.25'	90°00'05"	S53°19'11"W	80.96'
C40	83.08'	365.00'	13°02'32"	N75°09'30"W	82.91'
C41	106.48'	365.00'	16°42'51"	N60°16'48"W	106.10'



### LEGEND

- 1/4 SECTION CORNER-AS NOTED
- FOUND MEANDER CORNER-AS NOTED
- FOUND 3 1/4" BRASS CAP
- FOUND 2" ALUMINUM CAP IN CONCRETE
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
- P.O.B. POINT OF BEGINNING
- SEE SHEETS 11 AND 12 FOR DETAILS
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- SECTION LINE OR SUBDIVISIONAL LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

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

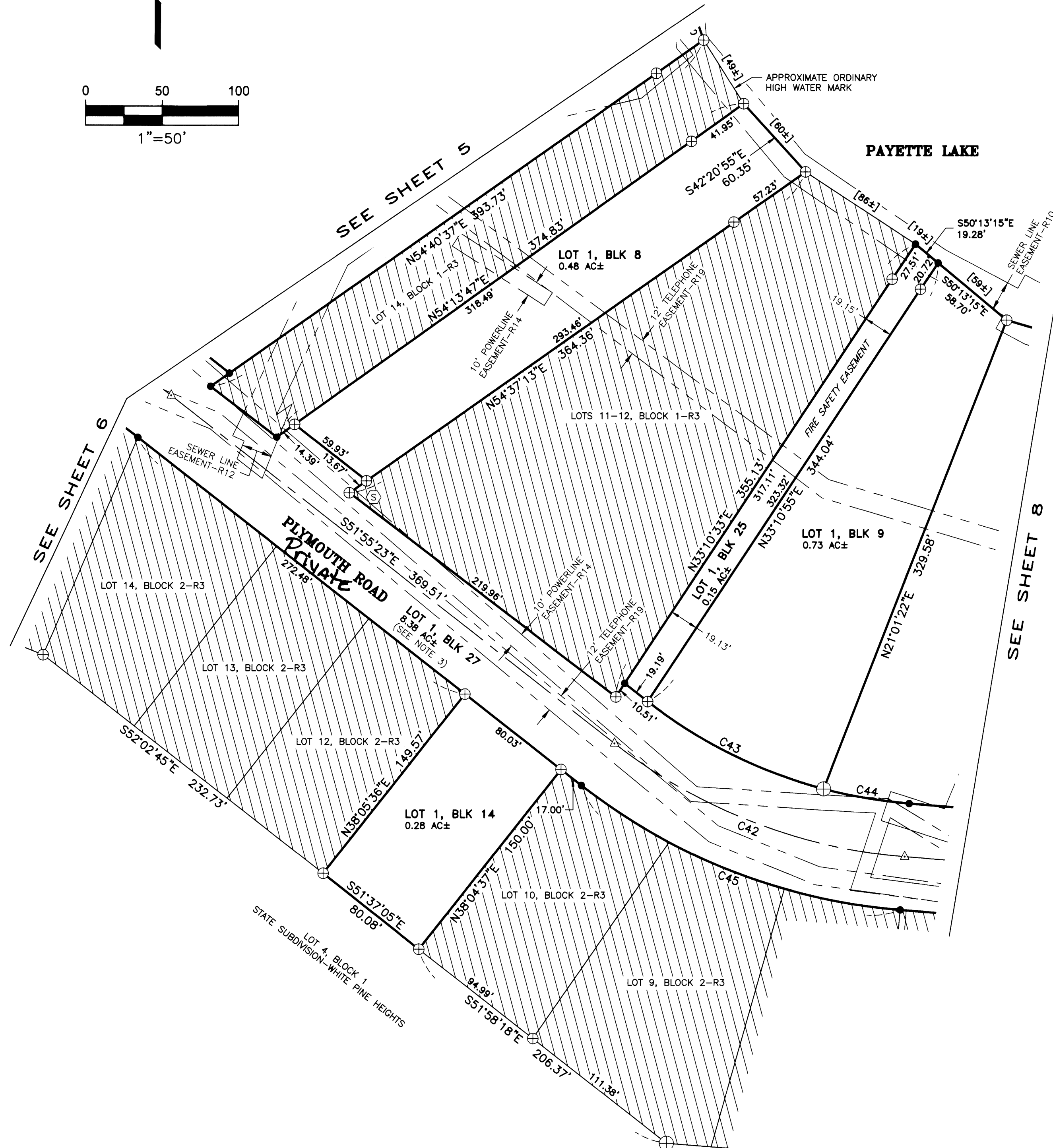
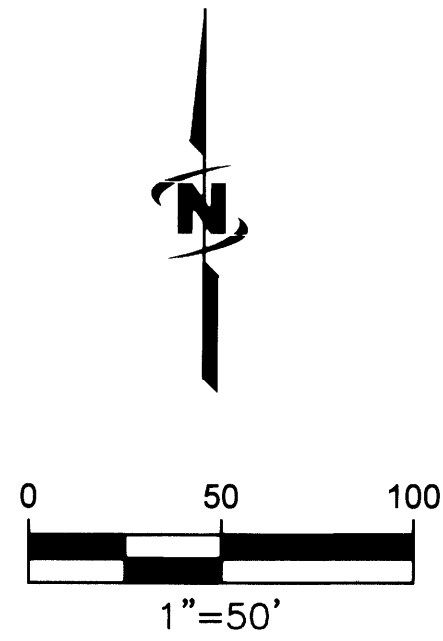
*Jeremy Russell*  
Digitally signed on:  
02/27/2013

STATE SUBDIVISION-COVE REPLAT			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N, R 3E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO			
	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-036_Cove Replat	DR. DFG	CH. GJR/DRB SHEET 6 OF 12
SCALE: 1"=50'	DATE: August 2013	PROJ. NO.: 20-11-036	

# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND  
A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 5  
INST. NO. 381 368



## LEGEND

- 1/4 SECTION CORNER-AS NOTED
- FOUND MEANDER CORNER-AS NOTED
- FOUND 3 1/4" BRASS CAP
- FOUND 2" ALUMINUM CAP IN CONCRETE
- FOUND IRON PIPE
- FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
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- SECTION LINE OR SUBDIVISIONAL LINE
- PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
- [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

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

## SURVEYOR'S NOTE

1. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS SHOWN REVEAL THAT RELATIONSHIP.
2. SEE SHEET 12 FOR RECORD INFORMATION.
3. JOHN ALDEN ROAD, PLYMOUTH ROAD AND MAYFLOWER ROAD ARE PLATTED AS LOT 1, BLOCK 27, HEREON. (8.38 AC±)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S19°05'55"E	20.83'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C42	206.80'	353.69'	33°29'59"	S68°40'23"E	203.86'
C43	129.51'	318.69'	23°17'03"	S63°33'55"E	128.62'
C44	56.82'	318.69'	10°12'57"	S80°18'55"E	56.75'
C45	227.26'	388.69'	33°30'00"	S68°40'23"E	224.04'

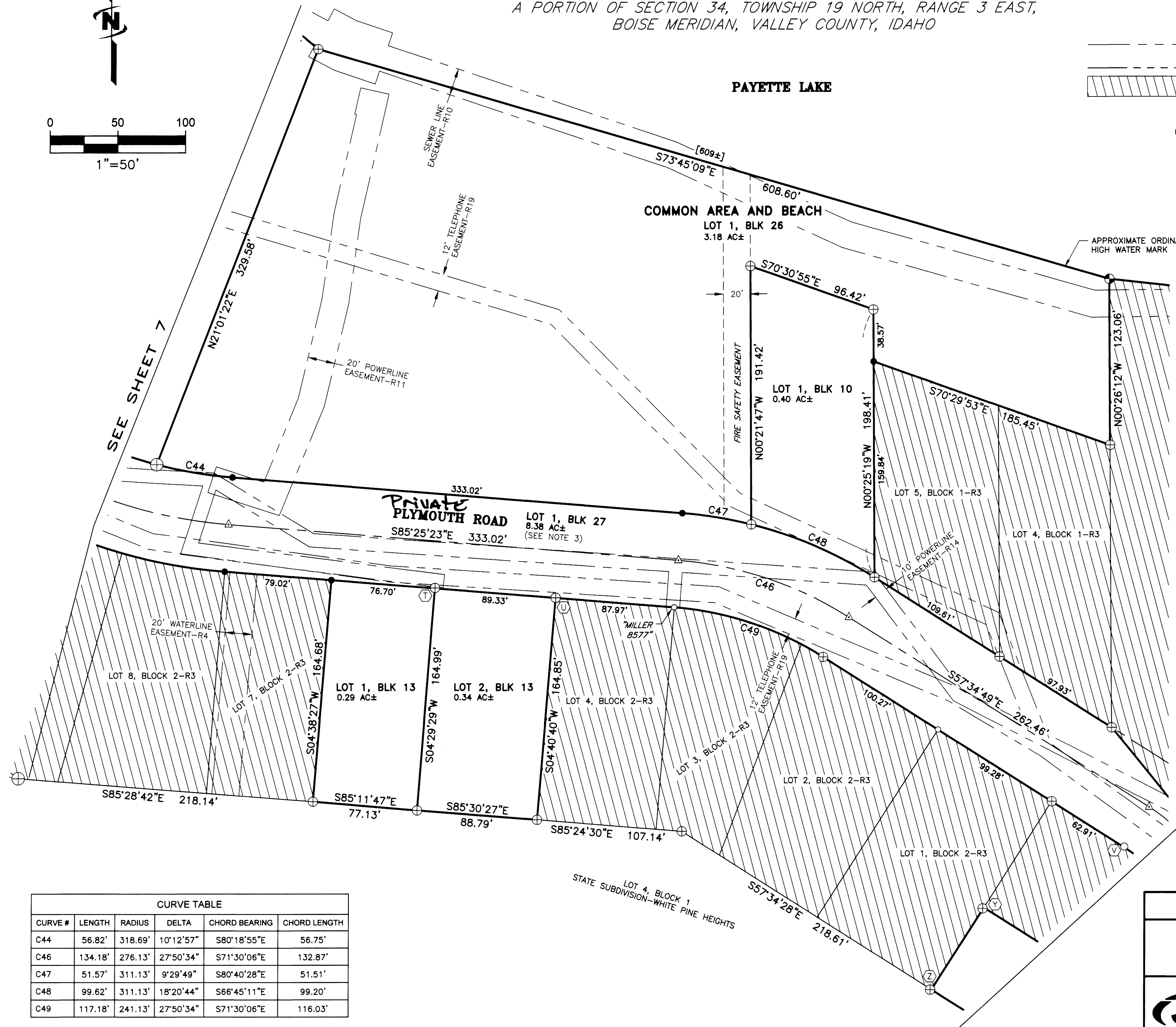
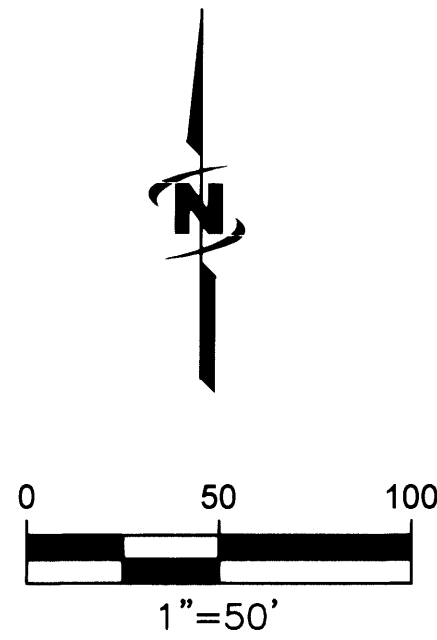
*Jeremy Russell*  
Digitally signed on:  
02/27/2013

<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N, R 3E, BOISE MERIDIAN, VALLEY 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: 20-11-036_Cove Replat		
DR. DFG	CH. GJR / DRB	SHEET 7 OF 12	
SCALE: 1"=50'	DATE: August 2013	PROJ. NO.: 20-11-036	

# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND  
A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 5  
INST. NO. 381368



- LEGEND**
- EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
  - SECTION LINE OR SUBDIVISIONAL LINE
  - PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
  - APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
  - 1/4 SECTION CORNER-AS NOTED
  - FOUND MEANDER CORNER-AS NOTED
  - FOUND 3 1/4" BRASS CAP
  - FOUND 2" ALUMINUM CAP IN CONCRETE
  - FOUND IRON PIPE
  - FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
  - FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
  - CALCULATED POINT, NOTHING FOUND OR SET
  - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C44	56.82'	318.69'	10°12'57"	S80°18'55"E	56.75'
C46	134.18'	276.13'	27°50'34"	S71°30'06"E	132.87'
C47	51.57'	311.13'	9°29'49"	S80°40'28"E	51.51'
C48	99.62'	311.13'	18°20'44"	S66°45'11"E	99.20'
C49	117.18'	241.13'	27°50'34"	S71°30'06"E	116.03'

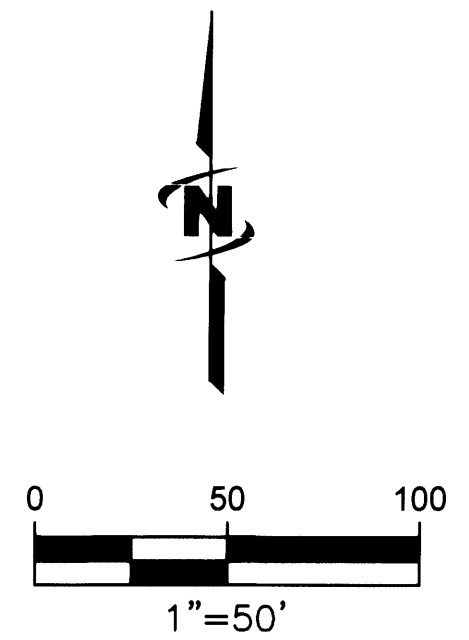
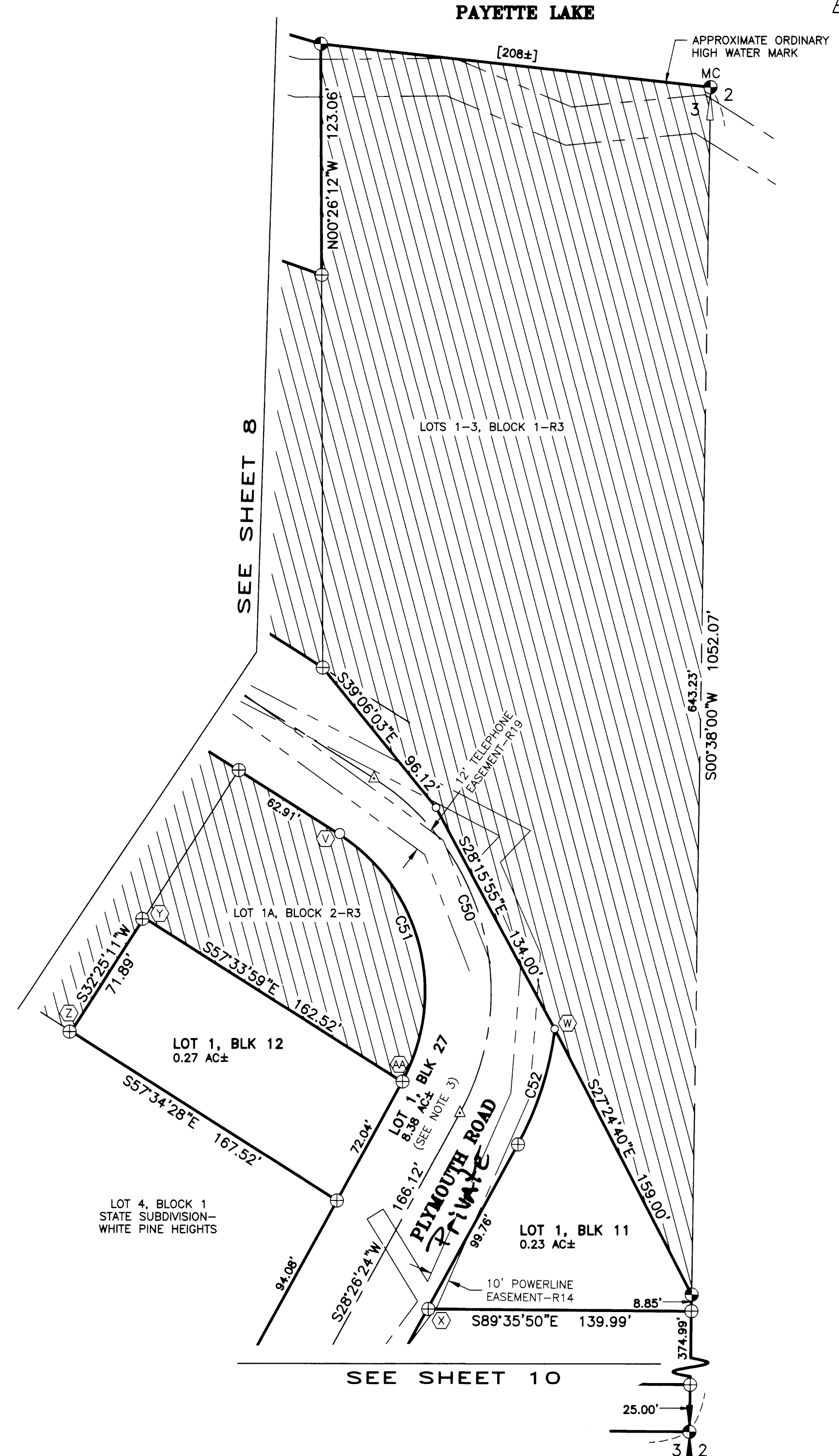
*Jeremy Russell*  
Digitally signed on: 02/27/2013

<b>STATE SUBDIVISION-COVE REPLAT</b>			
A PORTION OF SEC. 3, T 18N, R 3E AND A PORTION OF SEC. 34, T 19N, R 3E, BOISE MERIDIAN, VALLEY 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: 20-11-036_Cove Replat		
DR. DFG	CH. GJR / DRB	SHEET 8	OF 12
SCALE: 1"=50'	DATE: August 2013	PROJ. NO.: 20-11-036	

# STATE SUBDIVISION-COVE REPLAT

A PORTION OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST, AND  
A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 5  
INST. NO. 381368



- ### LEGEND
- 1/4 SECTION CORNER-AS NOTED
  - FOUND MEANDER CORNER-AS NOTED
  - FOUND 3 1/4" BRASS CAP
  - FOUND 2" ALUMINUM CAP IN CONCRETE
  - FOUND IRON PIPE
  - FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
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  - PRIVATE OWNERSHIP (NOT PART OF THIS SUBDIVISION)
  - [ ] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C50	202.68'	135.00'	86°01'13"	S14°34'13"E	184.17'
C51	150.13'	100.00'	86°01'13"	N14°34'13"W	136.43'
C52	64.67'	170.00'	21°47'46"	S17°32'31"W	64.28'

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*Jeremy Russell*  
Digitally signed on: 02/27/2013

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DR. DFG	CH. GJR / DRB	SHEET 9	OF 12
SCALE: 1"=50'	DATE: August 2013	PROJ. NO.: 20-11-036	