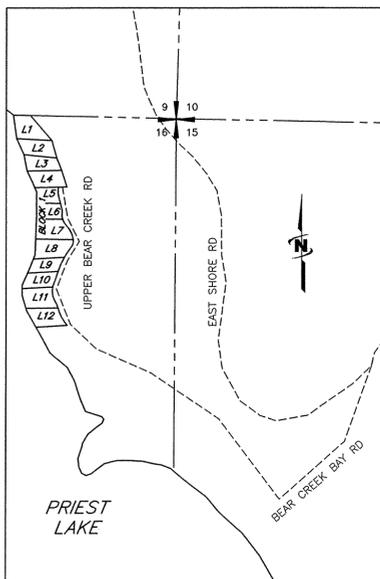
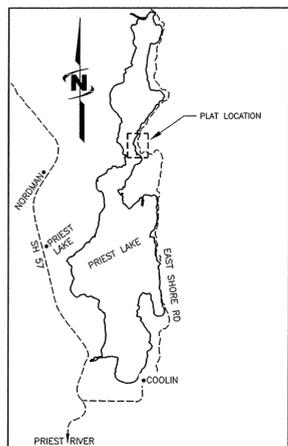


STATE SUBDIVISION-BEAR CREEK

A PORTION OF SECTION 16, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 168
INST. NO. 840165



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.

Sermy Russell
Digitally signed on: 01/23/2013
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

Instrument # 840165
BONNER COUNTY, SANDPOINT, IDAHO
2-22-2013 10:10:57 No. of Pages: 4
Recorded for : STATE OF IDAHO/BK 10 PG 168 BEAR
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy *CB*
Index to: PLATS

STATE SUBDIVISION-BEAR CREEK		
A PORTION OF SECTION 16, TOWNSHIP 61 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_Bear Creek Cover	
DR. DFG	CH. GJR/DRB	SHEET 1 OF 4
SCALE: NONE	DATE: January 2013	PROJ. NO.: 20-11-035

STATE SUBDIVISION-BEAR CREEK

A PORTION OF SECTION 16, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 168

INST. NO. 840165

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 - BEAR CREEK**, BEING A PORTION OF SECTION 16, TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, MARKING THE MEANDER CORNER BETWEEN SECTIONS 9 AND 16, TOWNSHIP 61 NORTH, RANGE 4 WEST AS SHOWN ON RECORD OF SURVEY, RECORDED JANUARY 8, 1992 AS INSTRUMENT NUMBER 400061, RECORDS OF BONNER COUNTY, IDAHO (FROM WHICH THE NORTHEAST CORNER OF LOT 265L AS SHOWN ON SAID RECORD OF SURVEY, BEARS SOUTH 88°34'49" EAST, 92.96 FEET);

THENCE SOUTH 88°34'49" EAST ALONG THE NORTH LINE OF SAID LOT 265L, 92.96 FEET TO THE EAST LINE OF SAID RECORD OF SURVEY;

THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 40°41'43" EAST, 204.53 FEET;
2. SOUTH 15°43'24" EAST, 112.24 FEET;
3. SOUTH 21°54'19" EAST, 82.96 FEET;
4. SOUTH 10°21'11" WEST, 106.28 FEET;

THENCE NORTH 89°12'30" WEST, 67.15 FEET;

THENCE SOUTH 14°06'35" EAST, 39.20 FEET;

THENCE 16.42 FEET ALONG THE ARC OF A CURVE TO RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 23°31'19"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 2°20'55" EAST A CHORD DISTANCE OF 16.31 FEET;

THENCE 88.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 53°25'54"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 17°18'13" EAST A CHORD DISTANCE OF 85.42 FEET;

THENCE 101.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 34°17'21"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 26°52'30" EAST A CHORD DISTANCE OF 100.23 FEET;

THENCE 49.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 47°42'55"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 14°07'38" WEST A CHORD DISTANCE OF 48.54 FEET;

THENCE 171.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 18°29'33"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 28°29'33" WEST A CHORD DISTANCE OF 170.32 FEET;

THENCE SOUTH 19°29'33" WEST, 85.85 FEET;

THENCE 116.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 51°30'18"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 6°15'36" EAST A CHORD DISTANCE OF 112.97 FEET;

THENCE 40.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 19°18'33"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 22°21'29" EAST A CHORD DISTANCE OF 40.25 FEET;

THENCE 106.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 26°26'53"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 25°55'39" EAST A CHORD DISTANCE OF 105.23 FEET;

THENCE SOUTH 39°09'05" EAST, 74.55 FEET;

THENCE 98.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 12°01'23"; SAID CURVE HAVING A LONG CHORD WHICH BEARS SOUTH 33°08'24" EAST A CHORD DISTANCE OF 98.44 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 16;

THENCE NORTH 88°29'47" WEST ALONG SAID SOUTH LINE, 267.22 FEET, MORE OR LESS, TO A POINT THAT INTERSECTS SAID SOUTH LINE AND THE ORDINARY HIGH WATER MARK OF PRIEST LAKE;

THENCE NORTHERLY ALONG THE ORDINARY HIGH WATER MARK, 1520 FEET, MORE OR LESS, TO A POINT THAT INTERSECTS SAID ORDINARY HIGH WATER MARK AND THE WESTERLY EXTENDED NORTH LINE OF SAID LOT 265L;

THENCE SOUTH 88°34'49" EAST ALONG SAID NORTH LINE OF LOT 265L, 13.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 6.34 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 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: 12/24/18



Instrument # 840165
BONNER COUNTY SANPOINTE, IDAHO
2-22-2013 10:10:57 No. of Pages: 4
Recorded for: STATE OF IDAHO/BK 10 PG 168 BEAR
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy CS
Index to PLATS

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION-BEAR CREEK** 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 10:10 O'CLOCK A M., AND DULY RECORDED IN BOOK 10 OF PLATS, AT PAGES 168 AS INSTRUMENT NUMBER 840165.

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-BEAR CREEK** 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:
01/23/2013



STATE SUBDIVISION-BEAR CREEK		
A PORTION OF SECTION 16, TOWNSHIP 61 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	
	DWG NAME: 20-11-035_Bear Creek Cover	
J-U-B ENGINEERS, INC.	DR. DFG	CH. GJR / DRB
SCALE: NONE	DATE: January 2013	PROJ. NO.: 20-11-035
		SHEET 2 OF 4

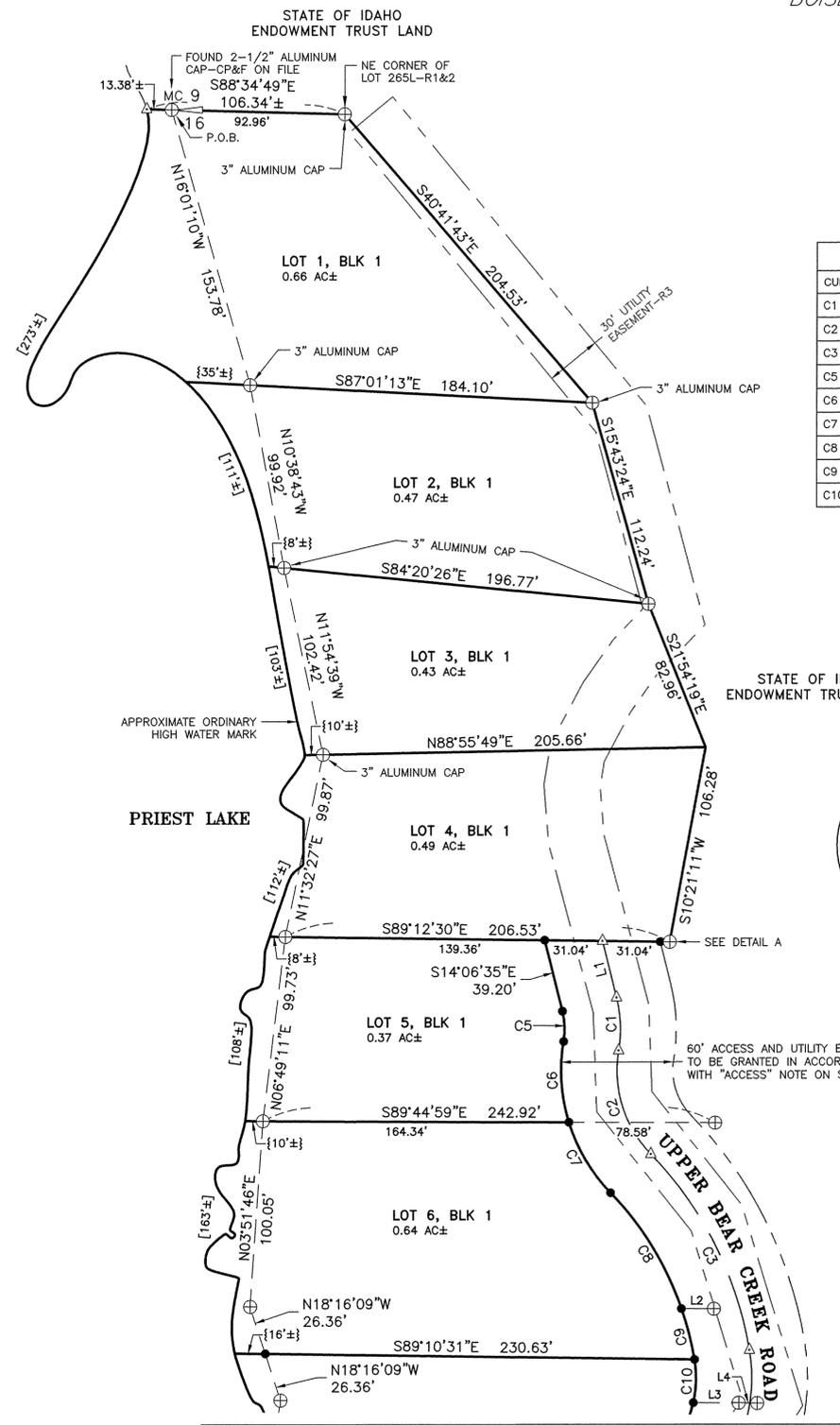
STATE SUBDIVISION-BEAR CREEK

A PORTION OF SECTION 16, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 168

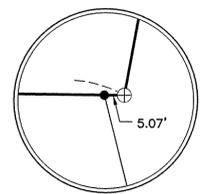
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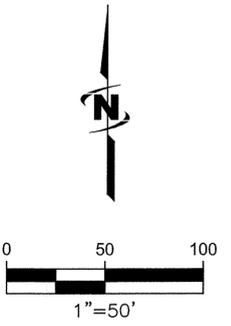


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	28.74'	70.00'	23°31'19"	S02°20'55"E	28.54'
C2	60.62'	65.00'	53°25'54"	S17°18'13"E	58.44'
C3	119.69'	200.00'	34°17'21"	S26°52'30"E	117.91'
C5	16.42'	40.00'	23°31'19"	S02°20'55"E	16.31'
C6	43.99'	95.00'	26°31'52"	S03°51'12"E	43.60'
C7	44.60'	95.00'	26°54'02"	S30°34'09"E	44.19'
C8	73.58'	170.00'	24°47'57"	S31°37'12"E	73.01'
C9	28.16'	170.00'	9°29'24"	S14°28'31"E	28.13'
C10	23.35'	60.00'	22°17'52"	S01°25'07"W	23.20'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S14°06'35"E	31.22'
L2	S89°41'37"E	17.40'
L3	S89°36'57"E	24.41'
L4	S89°36'57"E	9.97'



DETAIL A
NOT TO SCALE



- LEGEND AND NOTES**
- ⊕ 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 5/8" REBAR WITH NO CAP
 - △ CALCULATED POINT, NOTHING FOUND OR SET
 - MC ⊕ FOUND MEANDER CORNER-AS NOTED
 - SMC ⊕ FOUND SPECIAL 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.

RECORD INFORMATION

- R1: RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, DATED JANUARY 8, 1992, RECORDING NUMBER 400061, RECORDS OF BONNER COUNTY.
- R2: RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, DATED FEBRUARY 20, 1992, RECORDING NUMBER 401698, RECORDS OF BONNER COUNTY.
- R3: AN EASEMENT IN FAVOR OF DIAMOND PARK-PARADISE POINT WATER AND SEWER, DATED MARCH 13, 1991, RECORDED UNDER EASEMENT NUMBER 5495.

Jeremy Russell
Digitally signed on:
01/23/2013

STATE SUBDIVISION-BEAR CREEK		
A PORTION OF SECTION 16 TOWNSHIP 61 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_Bear Creek	
DR. DFG	CH. GJR/DRB	SHEET 3 OF 4
SCALE: 1"=50'	DATE: January 2013	PROJ. NO.: 20-11-035

SEE SHEET 4

STATE SUBDIVISION-BEAR CREEK

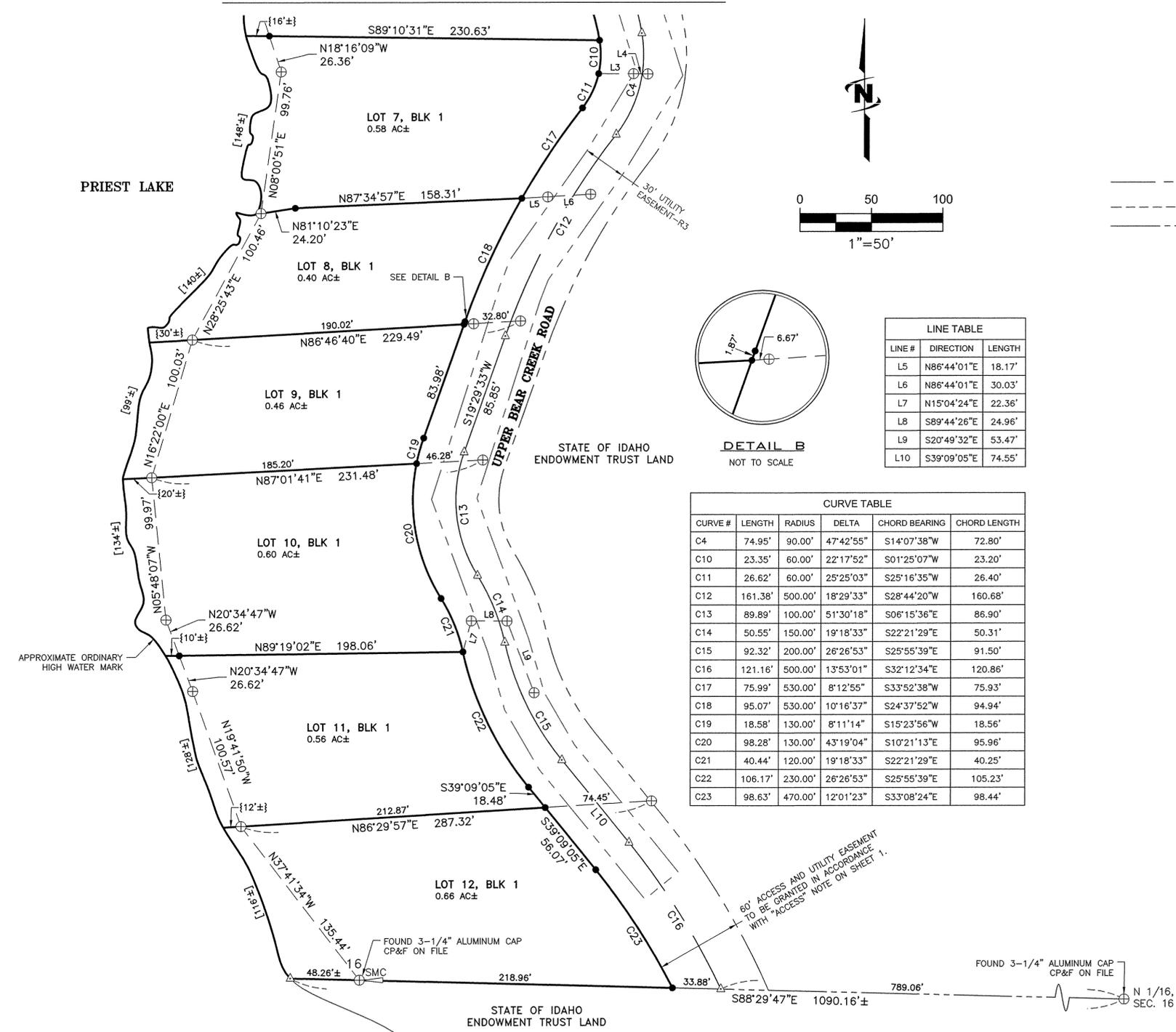
A PORTION OF SECTION 16, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT BOOK 10 PAGE 168

INST. NO. 840165

Instrument # 840165
BONNER COUNTY, SANDPOINT, IDAHO
2-22-2013 10:10:57 No. of Pages: 4
Recorded for : STATE OF IDAHO/BK 10 PG 168 BEAR
MARIE SCOTT Fee: 0.00
Ex-Officio Recorder Deputy CA
Index to: PLATS

SEE SHEET 3



LEGEND AND NOTES

- ⊕ 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 5/8" REBAR WITH NO CAP
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- MC ⊕ FOUND MEANDER CORNER-AS NOTED
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- [] 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.

LINE TABLE

LINE #	DIRECTION	LENGTH
L5	N86°44'01"E	18.17'
L6	N86°44'01"E	30.03'
L7	N15°04'24"E	22.36'
L8	S89°44'26"E	24.96'
L9	S20°49'32"E	53.47'
L10	S39°09'05"E	74.55'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	74.95'	90.00'	47°42'55"	S14°07'38"W	72.80'
C10	23.35'	60.00'	22°17'52"	S01°25'07"W	23.20'
C11	26.62'	60.00'	25°25'03"	S25°16'35"W	26.40'
C12	161.38'	500.00'	18°29'33"	S28°44'20"W	160.68'
C13	89.89'	100.00'	51°30'18"	S06°15'36"E	86.90'
C14	50.55'	150.00'	19°18'33"	S22°21'29"E	50.31'
C15	92.32'	200.00'	26°26'53"	S25°55'39"E	91.50'
C16	121.16'	500.00'	13°53'01"	S32°12'34"E	120.86'
C17	75.99'	530.00'	8°12'55"	S33°52'38"W	75.93'
C18	95.07'	530.00'	10°16'37"	S24°37'52"W	94.94'
C19	18.58'	130.00'	8°11'14"	S15°23'56"W	18.56'
C20	98.28'	130.00'	43°19'04"	S10°21'13"E	95.96'
C21	40.44'	120.00'	19°18'33"	S22°21'29"E	40.25'
C22	106.17'	230.00'	26°26'53"	S25°55'39"E	105.23'
C23	98.63'	470.00'	12°01'23"	S33°08'24"E	98.44'

RECORD INFORMATION

- R1: RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, DATED JANUARY 8, 1992, RECORDING NUMBER 400061, RECORDS OF BONNER COUNTY.
- R2: RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, DATED FEBRUARY 20, 1992, RECORDING NUMBER 401698, RECORDS OF BONNER COUNTY.
- R3: AN EASEMENT IN FAVOR OF DIAMOND PARK-PARADISE POINT WATER AND SEWER, DATED MARCH 13, 1991, RECORDED UNDER EASEMENT NUMBER 5495.

Jeremy J. Russell
 Digitally signed on: 01/23/2013
 PROFESSIONAL LAND SURVEYOR
 LICENSED
 13419
 STATE OF IDAHO
 JEREMY J. RUSSELL

STATE SUBDIVISION-BEAR CREEK			
A PORTION OF SECTION 16 TOWNSHIP 61 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		
	DWG NAME: 20-11-035_Bear Creek		
J-U-B ENGINEERS, INC.	DR. DFG	CH. GJR / DRB	SHEET 4 OF 4
SCALE: 1"=50'	DATE: January 2013	PROJ. NO.: 20-11-035	