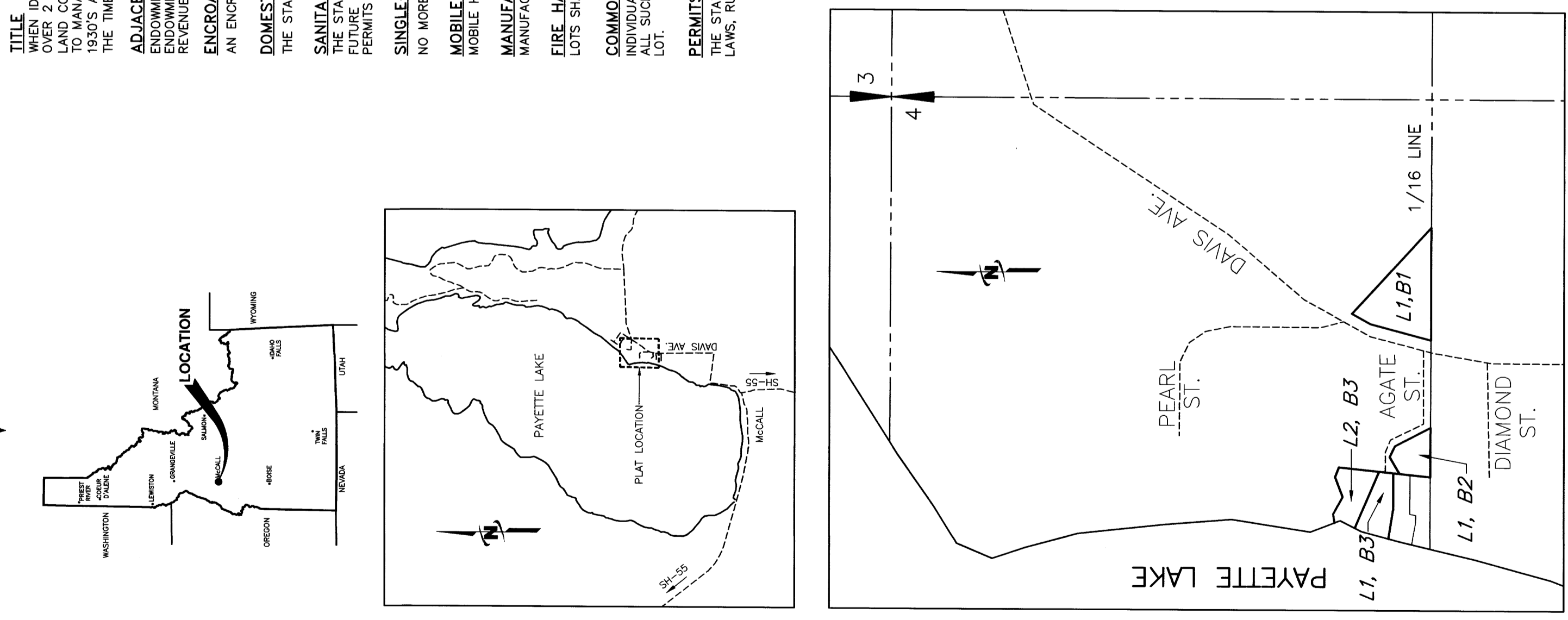


# STATE SUBDIVISION – AGATE

A PORTION OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 4  
 INST. NO. **Instrument # 381369**  
 VALLEY COUNTY, CASCADE, IDAHO  
 10-1-2013 11:27:39 No. of Pages: 3  
 Recorded by: STATE OF IDAHO  
 DOUGLAS A. MILLER  
 Ex-Officio Recorder Deputy  
 Index to: PLAT



**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 BEST INTERESTS 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. 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.

**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, MEET APPLICABLE SNOW LOAD REQUIREMENTS, 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.

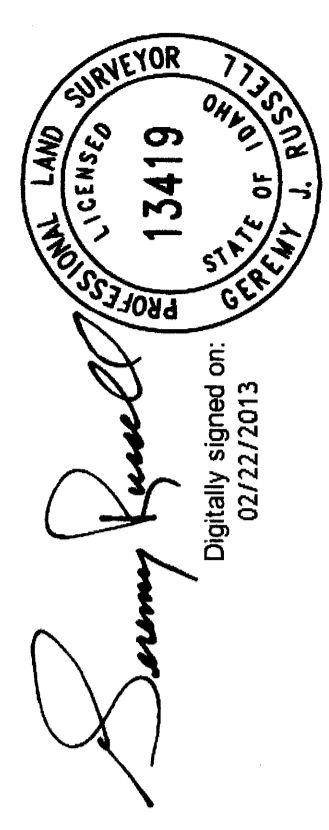
**COMMON AREA/ROAD MAINTENANCE, CONSTRUCTION AND REPAIR**  
 INDIVIDUAL LOT OWNERS OR AN ASSOCIATION, IF ANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, CONSTRUCTION AND REPAIR OF ANY COMMON AREA WITHIN THE PLAT AND/OR MAIN ACCESS ROADS AS DEFINED IN EASEMENTS GRANTED BY STATE. ALL SUCH MAINTENANCE SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY AND ANY APPLICABLE GOVERNMENTAL AUTHORITY, INCLUDING THE STATE. THE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY LOT OR IMPROVEMENTS ON ANY LOT.

**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 APPLICATION 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 BY AGATE STREET AND DAVIS AVENUE AS SHOWN HEREON.

**EXISTING UTILITIES**  
 UTILITIES SUCH AS WATER, SEWER (INCLUDING, DRAINFIELD LINES, EFFLUENT LINES, SEPTIC TANKS, CLEAN OUTF, ETC.), POWER, TELEPHONE AND GAS ARE INSTALLED AND EXISTING WITHIN THE LOTS SHOWN HEREON. IN SOME CASES, THESE UTILITIES TRAVEL 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.



Digitally signed on:  
02/22/2013

<b>STATE SUBDIVISION – AGATE</b>	
A PORTION OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST, 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_Agate Cover	CH. GJR / DRB
DR. DFG	SHEET 1 OF 3
SCALE: NONE	DATE: February 2013
PROJ. NO.: 20-11-036	

# STATE SUBDIVISION - AGATE

A PORTION OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 4  
INST. NO. 381369

## CERTIFICATE OF STATE

BE 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 - AGATE**, BEING A PORTION OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M., VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE SE 1/16 CORNER OF SAID SECTION 4 AS SHOWN ON RECORD OF SURVEY FOR IDAHO DEPARTMENT OF LANDS, LEASE LOTS, RECORDED AUGUST 10, 1987 AS INSTRUMENT NO. 156310, RECORDS OF VALLEY COUNTY, IDAHO, (FROM WHICH THE MEANDER CORNER MONUMENTING THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 BEARS NORTH 89°48'38" WEST, 503.40 FEET); THENCE ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4, SOUTH 89°51'55" EAST A DISTANCE OF 49.52 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE ROADWAY EASEMENT FOR DAVIS AVENUE AS DESCRIBED IN STATE OF IDAHO DEED NO. 13474 (PARCEL #1), RECORDS OF VALLEY COUNTY, IDAHO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY BOUNDARY EASEMENT, NORTH 15°59'44" EAST A DISTANCE OF 27.35 FEET;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY EASEMENT, 201.47 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 24°33'37"; SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 17°55'35" EAST, A CHORD DISTANCE OF 199.93 FEET;

THENCE LEAVING SAID EASTERLY BOUNDARY EASEMENT ALONG THE BOUNDARY LINE OF SAID STATE OF IDAHO DEED NO. 13474 (PARCEL #1), SOUTH 47°22'55" EAST A DISTANCE OF 320.83 FEET TO THE SOUTH LINE OF SAID THE NE 1/4 OF THE SE 1/4;

THENCE ALONG SAID SOUTH LINE NORTH 89°51'55" WEST, A DISTANCE OF 305.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.79 ACRES, MORE OR LESS.

## TOGETHER WITH:

COMMENCING AT AN ALUMINUM CAP MARKING THE SE 1/16 CORNER OF SAID SECTION 4 AS SHOWN ON RECORD OF SURVEY FOR IDAHO DEPARTMENT OF LANDS, LEASE LOTS, RECORDED AUGUST 10, 1987 AS INSTRUMENT NO. 156310, RECORDS OF VALLEY COUNTY, IDAHO, (FROM WHICH THE MEANDER CORNER MONUMENTING THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 BEARS NORTH 89°48'38" WEST, 503.40 FEET); THENCE ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 4, NORTH 89°48'38" WEST, A DISTANCE OF 185.50 FEET TO THE SOUTHEAST CORNER OF LOT B AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°48'38" WEST, A DISTANCE OF 133.04 FEET TO THE WEST LINE OF SAID LOT B;

THENCE ALONG SAID WEST LINE NORTH 05°52'19" EAST A DISTANCE OF 83.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL DESCRIBED IN STATE OF IDAHO DEED NO. 13474 (PARCEL #1), RECORDS OF VALLEY COUNTY, IDAHO;

THENCE ALONG SAID BOUNDARY LINE AND THE BOUNDARY OF SAID LOT B THE FOLLOWING THREE (3) COURSES:

1. NORTH 59°07'10" EAST, A DISTANCE OF 52.68 FEET;
2. SOUTH 64°34'36" EAST, A DISTANCE OF 32.97 FEET;
3. SOUTH 27°14'14" EAST, A DISTANCE OF 108.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES, MORE OR LESS.

## ALSO TOGETHER WITH:

COMMENCING AT AN ALUMINUM CAP MARKING THE SE 1/16 CORNER OF SAID SECTION 4 AS SHOWN ON RECORD OF SURVEY FOR IDAHO DEPARTMENT OF LANDS, LEASE LOTS, RECORDED AUGUST 10, 1987 AS INSTRUMENT NO. 156310, RECORDS OF VALLEY COUNTY, IDAHO, (FROM WHICH THE MEANDER CORNER MONUMENTING THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 BEARS NORTH 89°48'38" WEST, 503.40 FEET); THENCE ALONG SAID SOUTH LINE AND THE SOUTHERLY BOUNDARY LINE OF STATE OF IDAHO DEED NO. 13474 (PARCEL #1), RECORDS OF VALLEY COUNTY, IDAHO, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89°48'38" WEST A DISTANCE OF 185.50 FEET;
2. NORTH 27°14'14" WEST A DISTANCE OF 108.22 FEET;
3. NORTH 64°34'36" WEST A DISTANCE OF 32.97 FEET;
4. SOUTH 59°07'10" WEST A DISTANCE OF 52.68 FEET;
5. NORTH 05°52'19" EAST A DISTANCE OF 17.65 FEET TO THE SOUTHEAST CORNER OF LOT D AS SHOWN ON SAID RECORD OF SURVEY AND THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN STATE OF IDAHO DEED NO. 13162, RECORDS OF VALLEY COUNTY, IDAHO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID STATE OF IDAHO DEED, NORTH 89°59'31" WEST A DISTANCE OF 98.76 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 80°46'39" WEST A DISTANCE OF 78.24 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE NORTHEASTERLY ALONG THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE, 154 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF LOT E AS SHOWN ON SAID RECORD OF SURVEY, AND THE BOUNDARY LINE OF SAID STATE OF IDAHO DEED NO. 13474 (PARCEL #1);

THENCE ALONG THE BOUNDARY LINE OF SAID LOT E AND THE BOUNDARY LINE OF SAID STATE OF IDAHO DEED NO. 13474 (PARCEL #1), THE FOLLOWING FIVE (5) COURSES:

1. NORTH 80°50'52" EAST A DISTANCE OF 18.40 FEET;
2. SOUTH 60°58'40" EAST A DISTANCE OF 53.29 FEET;
3. NORTH 69°00'23" EAST A DISTANCE OF 57.57 FEET;
4. SOUTH 68°50'16" EAST A DISTANCE OF 27.92 FEET;
5. SOUTH 05°52'19" WEST A DISTANCE OF 147.66 FEET TO THE POINT OF BEGINNING;

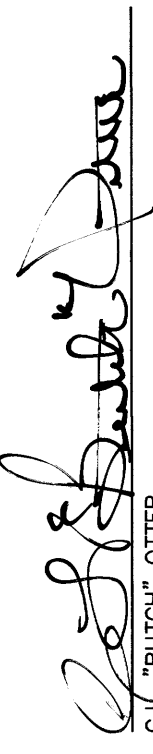
CONTAINING 0.55 ACRES, MORE OR LESS.

TOTAL AREA: 1.57 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:

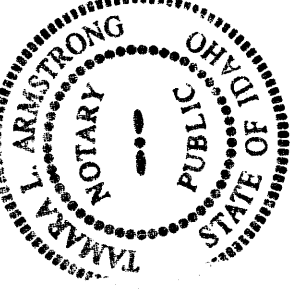
  
BEN YSURSA  
SECRETARY OF STATE


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

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

ON THIS DAY 2nd DAY OF April, 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 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.



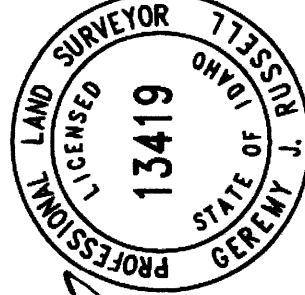
  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT Ben St, IDAHO  
MY COMMISSION EXPIRES: 12/26/18


## VALLEY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION-AGATE** WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF State of Idaho, THIS 2nd DAY OF April, 2013, AT 11 O'CLOCK A M., AND DULY RECORDED IN BOOK 13 OF PLATS, AT PAGES \_\_\_\_\_ AS INSTRUMENT NUMBER \_\_\_\_\_.

## 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-AGATE** 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:  
02/22/2013

STATE SUBDIVISION - AGATE  
A PORTION OF SECTION 4,  
TOWNSHIP 18 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN,  
VALLEY COUNTY, IDAHO



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

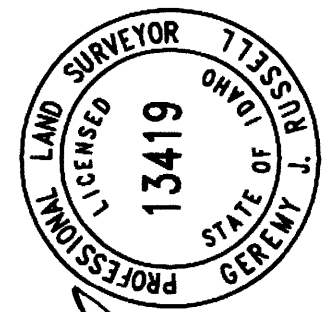
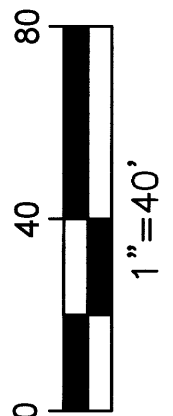
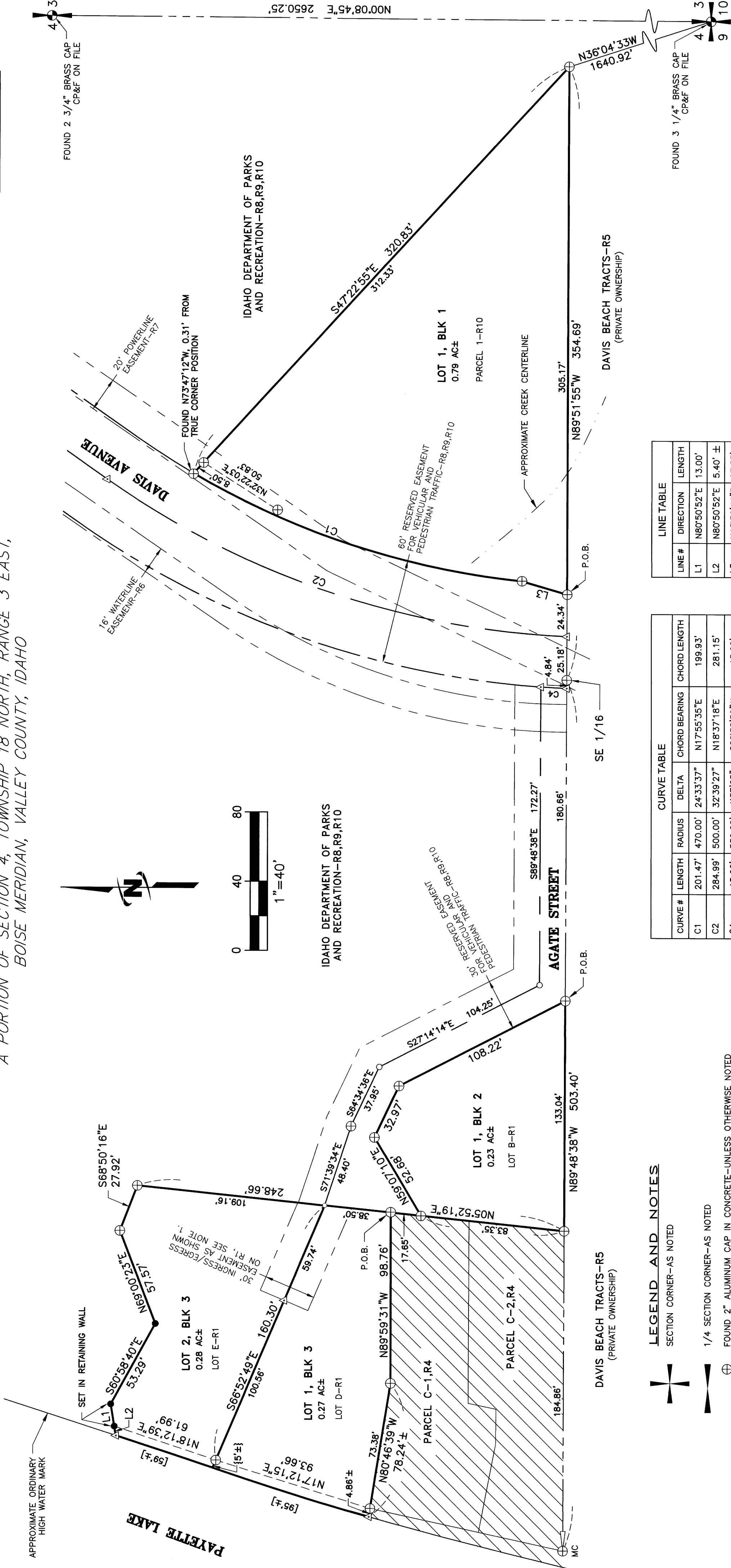
DWG NAME: 20-11-036\_Agate Cover  
DR. DFG CH. GJR/JDRB SHEET 2 OF 3  
DATE: February 2013 PROJ. NO.: 20-11-036

SCALE: NONE

# STATE SUBDIVISION - AGATE

A PORTION OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST,  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 4  
INST. NO. 381369



*Gregory T. Jubb*  
Digitally signed on:  
02/22/2013

LINE #	DIRECTION	LENGTH
L1	N80°50'52"E	13.00'
L2	N80°50'52"E	5.40' ±
L3	N15°59'44"E	27.35'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	201.47'	470.00'	24°33'37"	N17°55'35"E	199.93'
C2	284.99'	500.00'	32°39'27"	N18°37'18"E	281.15'
C4	15.02'	530.00'	1°37'25"	S02°56'59"W	15.02'

### NOTES

1. THE REFERENCED EASEMENT SHOWN HAS BEEN PLOTTED FROM THE LISTED RECORDS. THE OWNER OF THE LAND HAS NOT GRANTED THE EASEMENT AND NO VESTING DOCUMENT WAS FOUND IN THE PUBLIC RECORDS.

### RECORD INFORMATION

- R1: RECORD OF SURVEY BY S. ROLAND MULLINIX, PLS 2478, DATED AUGUST 10, 1987.
- R2: RECORDING NUMBER 156310, RECORDS OF VALLEY COUNTY, IDAHO.
- R3: RECORD OF SURVEY BY JOEL W. DROULARD, PLS 5357, DATED OCTOBER 13, 1998.
- R4: RECORDING NUMBER 235658, RECORDS OF VALLEY COUNTY, IDAHO.
- R5: RECORD OF SURVEY BY JOEL W. DROULARD, PLS 5357, DATED NOVEMBER 29, 1999.
- R6: RECORD OF SURVEY BY JOEL W. DROULARD, PLS 5357, DATED MARCH 16, 1993.
- R7: RECORDING NUMBER 194725, RECORDS OF VALLEY COUNTY, IDAHO.
- R8: AMENDED MAP OF DAVIS BEACH TRACT DATED OCTOBER 13, 1921 IN BOOK 1 OF PLATS PAGE 45, RECORDS OF VALLEY COUNTY, IDAHO.
- R9: AN EASEMENT IN FAVOR OF THE CITY OF McCALL FOR A WATERLINE, IDL DOCUMENT NO.4808.
- R10: AN EASEMENT IN FAVOR OF McCALL LIGHT AND POWER (NOW IDAHO POWER COMPANY) DL DOCUMENT NO. E342.
- R11: IDL DEED NUMBER D13458 DATED JANUARY 25, 2001.
- R12: IDL DEED NUMBER D13463 DATED MARCH 21, 2001.
- R13: IDL DEED NUMBER D13474 DATED MAY 31, 2001.

### LEGEND AND NOTES

- SECTION CORNER-AS NOTED
  - 1/4 SECTION CORNER-AS NOTED
  - FOUND 2" ALUMINUM CAP IN CONCRETE-UNLESS OTHERWISE NOTED
  - FOUND BRASS CAP-SIZE AS NOTED
  - FOUND 5/8" REBAR-NO CAP
  - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
  - FOUND MEANDER CORNER-AS NOTED
  - CALCULATED POINT, NOTHING FOUND OR SET
  - 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)
  - POINT OF BEGINNING
  - PRIVATE OWNERSHIP
- 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.

<b>STATE SUBDIVISION - AGATE</b>	
A PORTION OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO	
	<b>J-U-B ENGINEERS, Inc.</b> 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
J-U-B ENGINEERS, INC.	DR. DFG
CH. GUR / DRB	SHEET 3 OF 3
DATE: February 2013	PROJ. NO.: 20-11-036

SCALE: 1"=40'