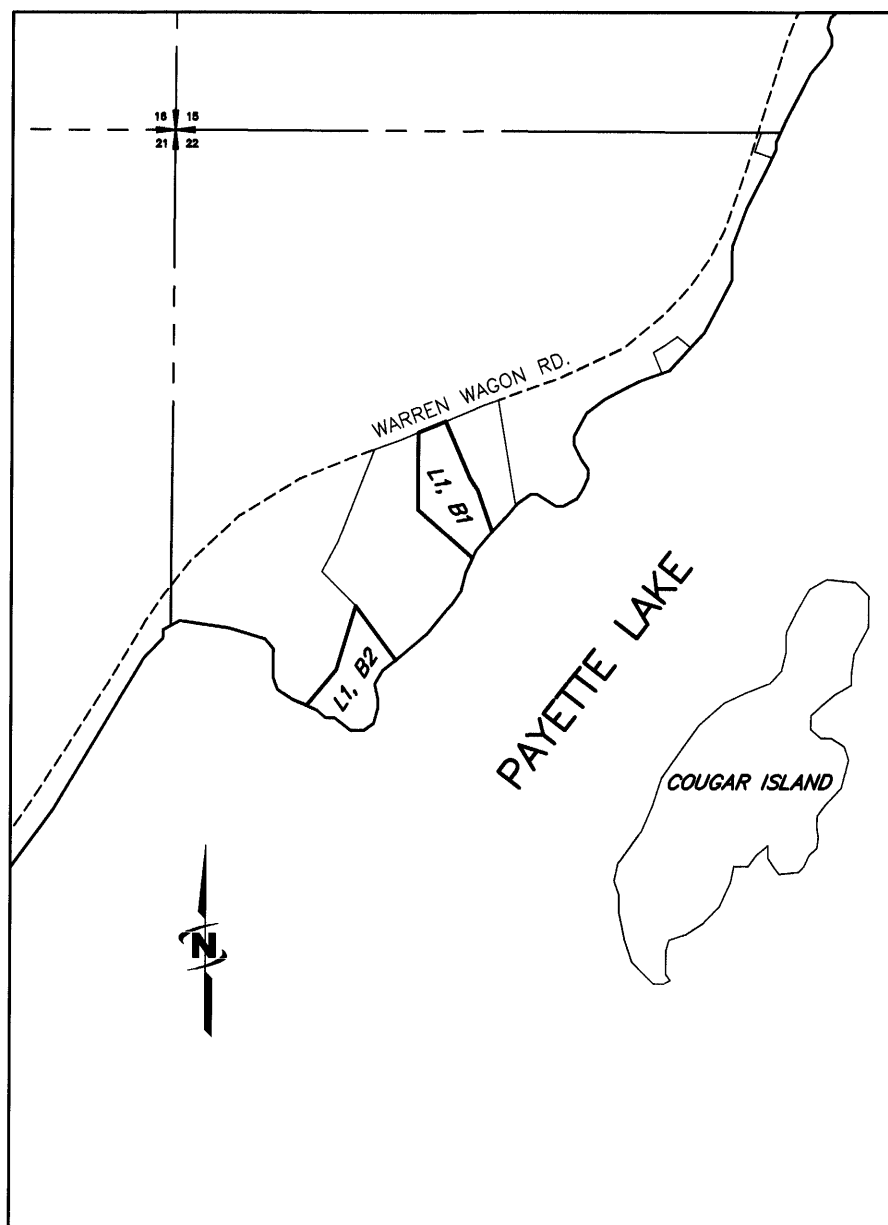
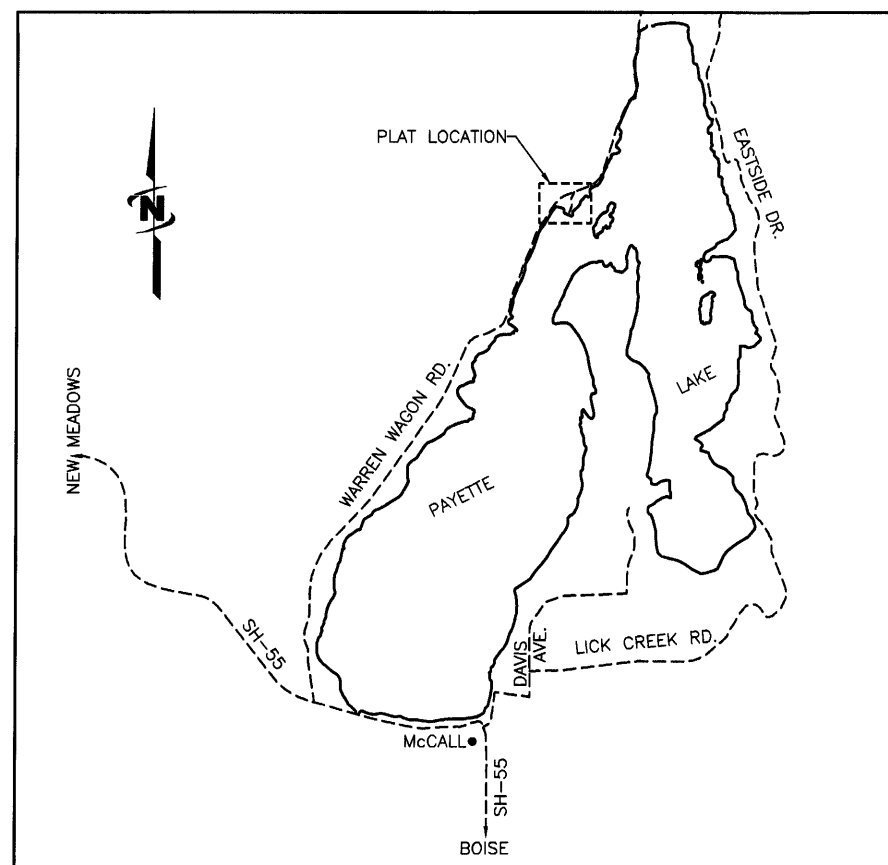


STATE SUBDIVISION-POINT OF ROCKS

A PORTION OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 9

INST. NO. **Instrument # 381372**
VALLEY COUNTY, CASCADE, IDAHO
10-24-2013 11:33:22 No. of Pages: 4
Recorded for: STATE OF IDAHO
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy *Jepkins*
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 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, 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 MAINTAINANCE, 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 BY WARREN WAGON ROAD AS SHOWN HEREON.

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:
02/14/2013
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREMY J. RUSSELL

STATE SUBDIVISION-POINT OF ROCKS			
PORTIONS OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY 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: 20-11-036_Point of Rocks Cover		
SCALE: NONE	DATE: February 2013	DR. DFG	CH. GJR/DRB SHEET 1 OF 4
DATE: February 2013		PROJ. NO.: 20-11-036	

STATE SUBDIVISION-POINT OF ROCKS

A PORTION OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 9
INST. NO. 381372

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 - POINT OF ROCKS**, BEING A PORTION OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE NORTHWEST CORNER OF TRACT C AS SHOWN ON RECORD OF SURVEY, RECORDED AUGUST 10, 1987 AS INSTRUMENT NO. 156307, RECORDS OF VALLEY COUNTY, IDAHO, (FROM WHICH THE NORTHEAST CORNER OF TRACT A BEARS NORTH 68°43'32" EAST, 523.18 FEET); THENCE ALONG THE NORTH LINE OF SAID RECORD OF SURVEY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON PLANS FOR THE UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT FHCC,21-A2, B2 ROUTE NO. 21 WARREN WAGON ROAD, NORTH 68°43'32" EAST A DISTANCE OF 197.04 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID RECORD OF SURVEY AND SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 68°43'32" EAST, A DISTANCE OF 128.16 FEET TO THE NORTHWEST CORNER OF TRACT A (R1 & R2);

THENCE ALONG THE WESTERLY LINE OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 23°16'05" EAST, A DISTANCE OF 180.68 FEET;
2. SOUTH 32°37'08" EAST, A DISTANCE OF 55.95 FEET;
3. SOUTH 19°03'24" EAST, A DISTANCE OF 154.32 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID WESTERLY LINE AND THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 127 FEET, MORE OR LESS, TO THE INTERSECTION OF THE ORDINARY HIGH WATER MARK AND THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN STATE OF IDAHO DEED NO. 12483, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE NORTH 48°15'48" WEST, ALONG THE EAST LINE OF DEED NO.12483 A DISTANCE OF 270.23 FEET;

THENCE CONTINUING ALONG THE EAST LINE OF DEED NO. 12483 NORTH 00°03'01" EAST, A DISTANCE OF 238.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 1.73 ACRES, MORE OR LESS, SAID LANDS ARE SUBJECT TO EASEMENTS OF RECORD OR RIGHTS-OF-WAY OF RECORDS.

TOGETHER WITH: A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE NORTHWEST CORNER OF TRACT C AS SHOWN ON RECORD OF SURVEY, RECORDED AUGUST 10, 1987 AS INSTRUMENT NO. 156307, RECORDS OF VALLEY COUNTY, IDAHO, (FROM WHICH THE NORTHEAST CORNER OF TRACT A BEARS NORTH 68°43'32" EAST, 523.18 FEET); THENCE ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN STATE OF IDAHO DEED NO. 12483, RECORDS OF VALLEY COUNTY, IDAHO SOUTH 21°19'19" A DISTANCE OF 308.28 FEET; THENCE CONTINUING ALONG THE WEST LINE OF DEED NO.12483 SOUTH 28°27'19" WEST, A DISTANCE OF 125.74 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF DEED NO.12483 SOUTH 44°56'54" EAST A DISTANCE OF 179.08 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE OF DEED NO.12483 SOUTH 36°12'24" EAST, A DISTANCE OF 241.26 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE AND THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 520 FEET, MORE OR LESS, TO THE INTERSECTION OF THE ORDINARY HIGH WATER MARK AND THE EASTERLY LINE OF TRACT E AS DESCRIBED IN STATE OF IDAHO DEED NO.12342, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE NORTH 39°21'24" EAST ALONG THE EAST LINE OF DEED NO. 12342 A DISTANCE OF 168.44 FEET;

THENCE CONTINUING ALONG THE EAST LINE OF DEED NO. 12342 NORTH 16°58'10" EAST A DISTANCE OF 247.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.56 ACRES, MORE OR LESS.

TOTAL AREA: 3.29 ACRES, MORE OR LESS.

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

IDAHO STATE BOARD OF LAND COMMISSIONERS APPROVAL

IN WITNESS WHEREOF, THE STATE BOARD OF LAND COMMISSIONERS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THE GOVERNOR OF THE STATE OF IDAHO, AND COUNTERSIGNED BY THE SECRETARY OF THE STATE AND THE DIRECTOR, IDAHO DEPARTMENT OF LANDS.

THE STATE BOARD OF LAND COMMISSIONERS

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

COUNTERSIGNED:

BEN YURSA
SECRETARY OF STATE

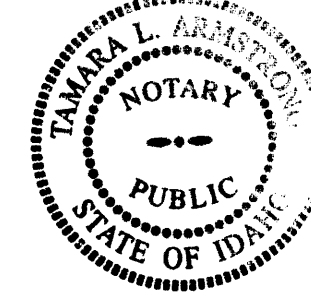
THOMAS M. SCHULTZ, JR.
DIRECTOR, IDAHO DEPARTMENT OF LANDS

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

ON THIS DAY 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 YURSA**, 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 Boise, IDAHO
MY COMMISSION EXPIRES: 12/26/18



VALLEY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT OF **STATE SUBDIVISION-POINT OF ROCKS** WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF State of Idaho THIS 9 24th DAY OF October 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-POINT OF ROCKS** 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.

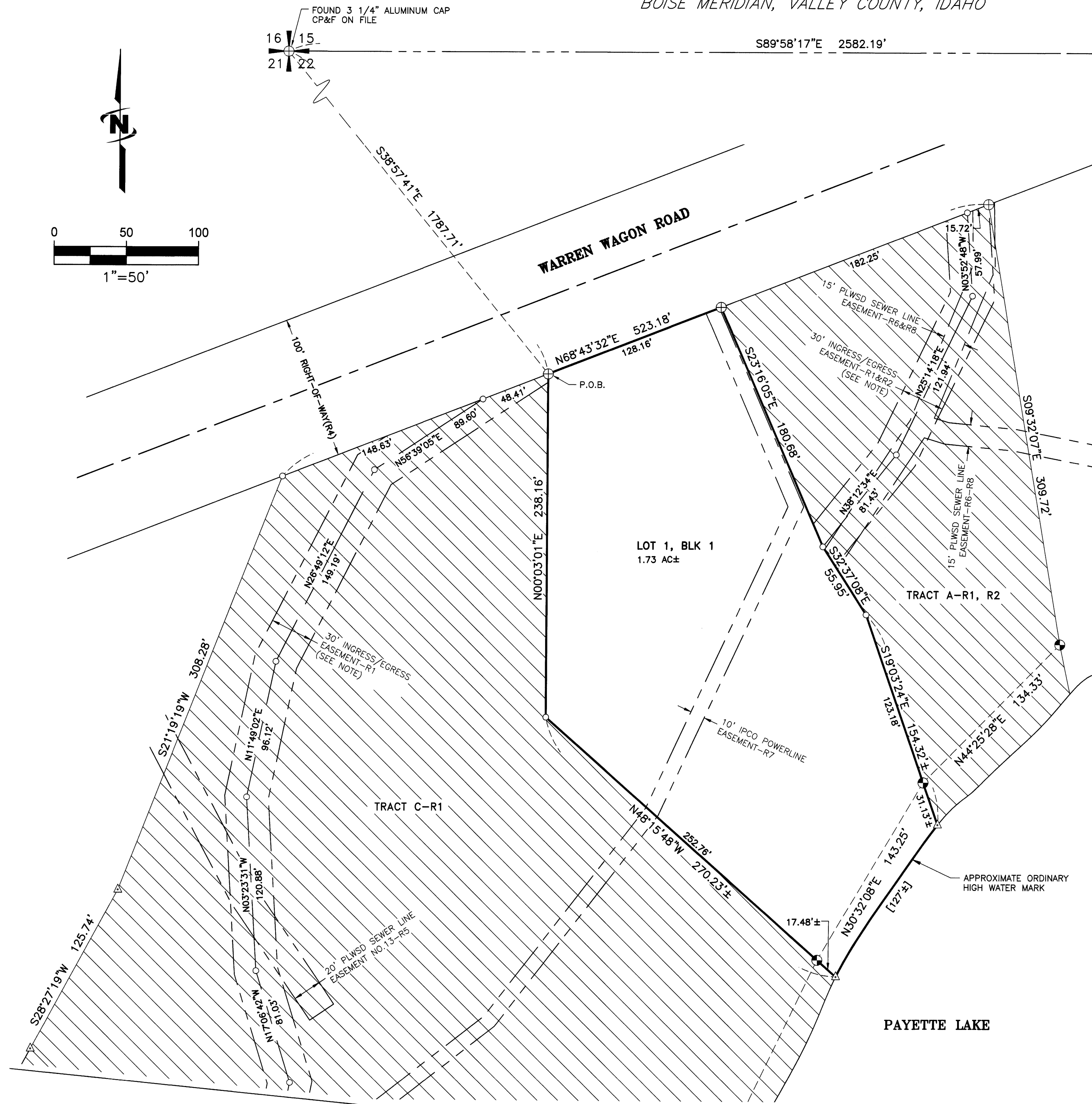
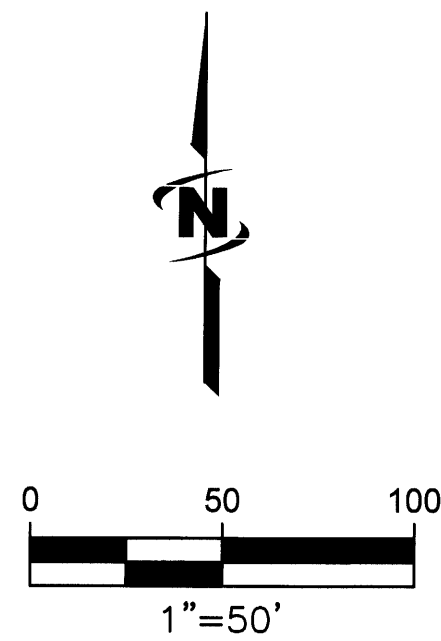
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SCALE: NONE	DATE: February 2013	PROJ. NO.: 20-11-036	

STATE SUBDIVISION-POINT OF ROCKS

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PLAT BOOK 13 PAGE 9
INST. NO. 381372



- ### LEGEND AND NOTES
- SECTION CORNER-AS NOTED
 - FOUND 3-1/4" ALUMINUM CAP
 - FOUND MEANDER CORNER-AS NOTED
 - FOUND BRASS CAP
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
 - FOUND 5/8" REBAR
 - 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
 - P.O.B. POINT OF BEGINNING
 - PLWSD PAYETTE LAKES WATER AND SEWER DISTRICT
 - IPCO IDAHO POWER COMPANY
 - PRIVATE OWNERSHIP

- ### NOTES:
1. 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.
 2. THE REFERENCED EASEMENT SHOWN 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, 1987, RECORDING NUMBER 156307, RECORDS OF VALLEY COUNTY.
 - R2: RECORD OF SURVEY BY ROB M. SKIFTUN, PLS 9585, DATED JULY, 2000, RECORDING NUMBER 249120, RECORDS OF VALLEY COUNTY.
 - R3: RECORD OF SURVEY BY DAVIS C. TOOTHMAN, PLS 939, DATED JULY 30, 1962, RECORDING NUMBER 6261, RECORDS OF VALLEY COUNTY.
 - R4: UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT FHCC-21-A2, B2, ROUTE NO. 21 WARREN WAGON ROAD.
 - R5: AN EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT DATED DECEMBER 15, 1983 FOR BURIED SANITARY SEWER LINE. IDL DOCUMENT NUMBER ES5163-A
 - R6: AN EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT DATED SEPTEMBER 16, 1992 FOR BURIED SANITARY SEWER LINE. IDL DOCUMENT NUMBER E S5163-C
 - R7: AN EASEMENT IN FAVOR OF IDAHO POWER COMPANY DATED JANUARY 2, 1974 FOR CONSTRUCTING A POWER SERVICE LINE.
 - R8: PAYETTE LAKES WATER AND SEWER DISTRICT MAP SHOWING FINAL SEWER EASEMENTS, PREPARED BY INTERMOUNTAIN ENGINEERS, DATE UNKNOWN.
 - R9: IDL LEASE ADJUSTMENT FOR LEASE R-5005 DATED SEPTEMBER 5, 2000 FOR THE PURPOSE OF ADJUSTING THE LEASE BOUNDARY.

Jeremy Russell
Digitally signed on:
02/14/2013

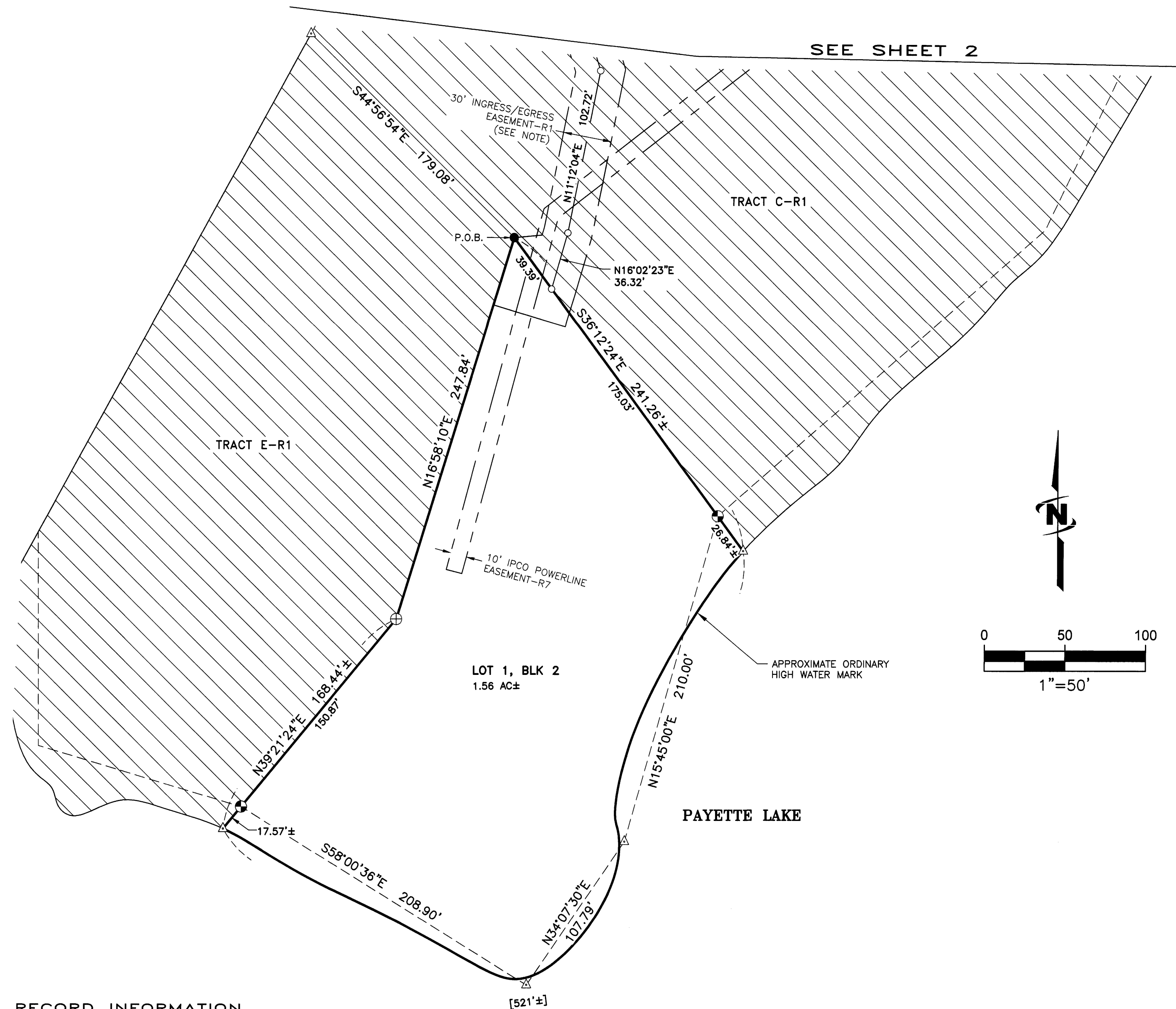
SEE SHEET 3

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SCALE: 1"=50'	DATE: February 2013	PROJ. NO.: 20-11-036	

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