

STATE SUBDIVISION-SYRINGA PARK

BLOCK 1 OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES AND A PORTION OF AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, BEING SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 16

INST. NO. _____

Instrument # 388199
 VALLEY COUNTY, CASCADE, IDAHO
 10-31-2014 11:24:26 No. of Pages: 3
 Recorded for: STATE OF IDAHO
 DOUGLAS A. MILLER Fee: 0.00
 Ex-Officio Recorder Deputy *Kate Rosenberg*
 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

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 APPLICATION 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

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 HOUSING

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.

CONVEYANCE TO ASSOCIATION

THE STATE WILL CONVEY BY QUITCLAIM DEED THE FOLLOWING LOTS: LOT 2, BLOCK 1-ROAD AS COMMON AREAS AND ROADS SHOWN ON THIS PLAT UPON FORMATION OF AN ASSOCIATION OF LESSEES AND OWNERS OF LOTS WITHIN THE AMENDED PAYETTE LAKES COTTAGE SITES, PINECREST AND CEDAR KNOLLS SUBDIVISIONS, PURSUANT TO THE BYLAWS IN SUBSTANTIALLY THE FORM ATTACHED HERETO AS EXHIBIT A, WHICH IS HEREBY INCORPORATED BY THIS REFERENCE.

COMMON AREA/ROAD/STREET/LOT MAINTENANCE, CONSTRUCTION AND REPAIR

UPON CONVEYANCE OF THE LOTS REFERENCED IN THE "CONVEYANCE TO THE ASSOCIATION" PARAGRAPH, THE ASSOCIATION WILL BE RESPONSIBLE FOR THE MANAGEMENT AND CONTROL OF THE COMMON AREA AND LAKE ACCESS LOTS. THE ASSOCIATION SHALL HAVE THE AUTHORITY BUT NOT THE OBLIGATION TO MAINTAIN, CONSTRUCT AND REPAIR THE ROADS, WAYS, LANES, PLACES, DRIVES AND STREETS SHOWN ON THE PLAT. THE ASSOCIATION SHALL HAVE NO OBLIGATION TO MAINTAIN ANY RESIDENTIAL LOT OR IMPROVEMENTS ON ANY RESIDENTIAL 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 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

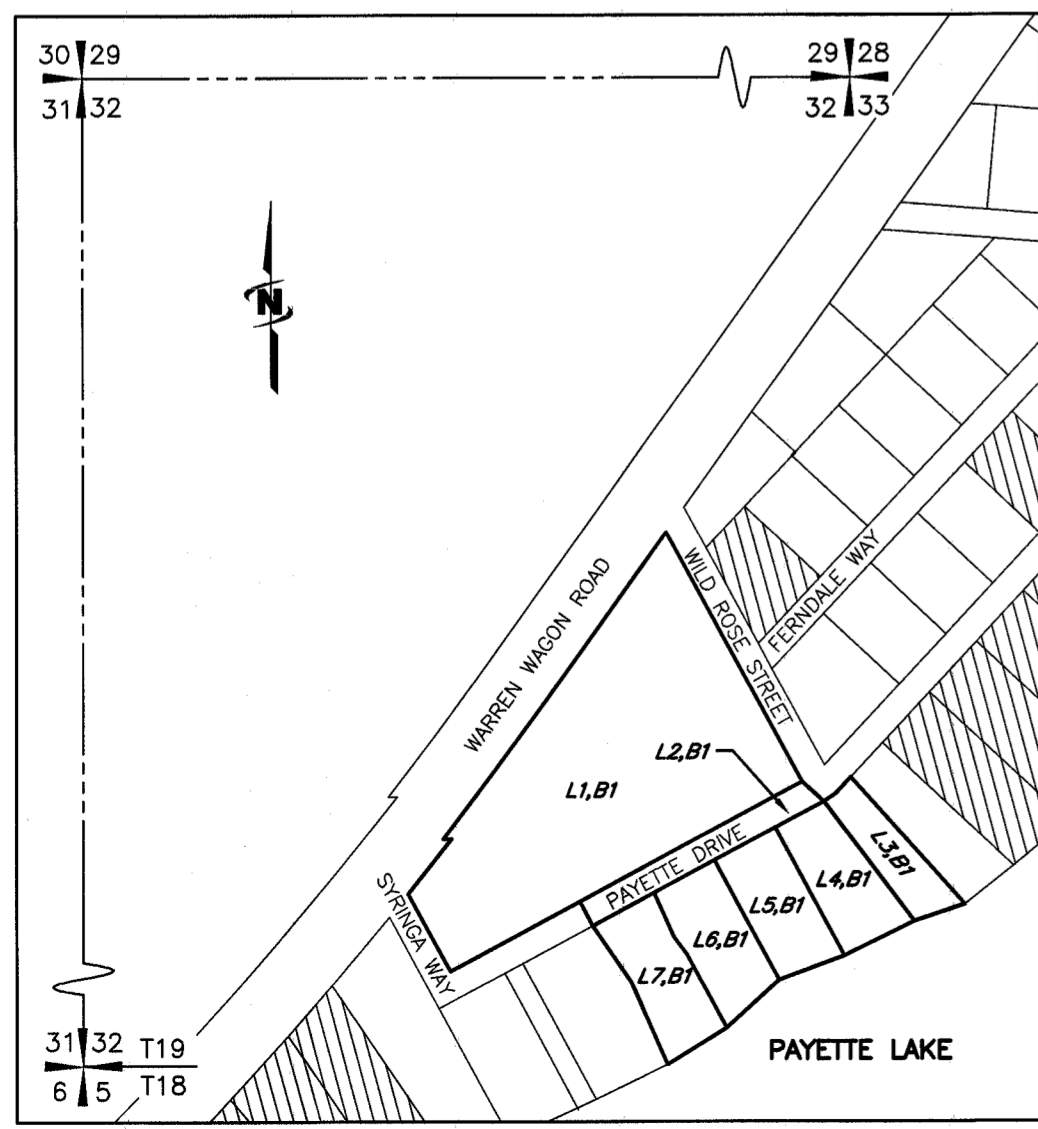
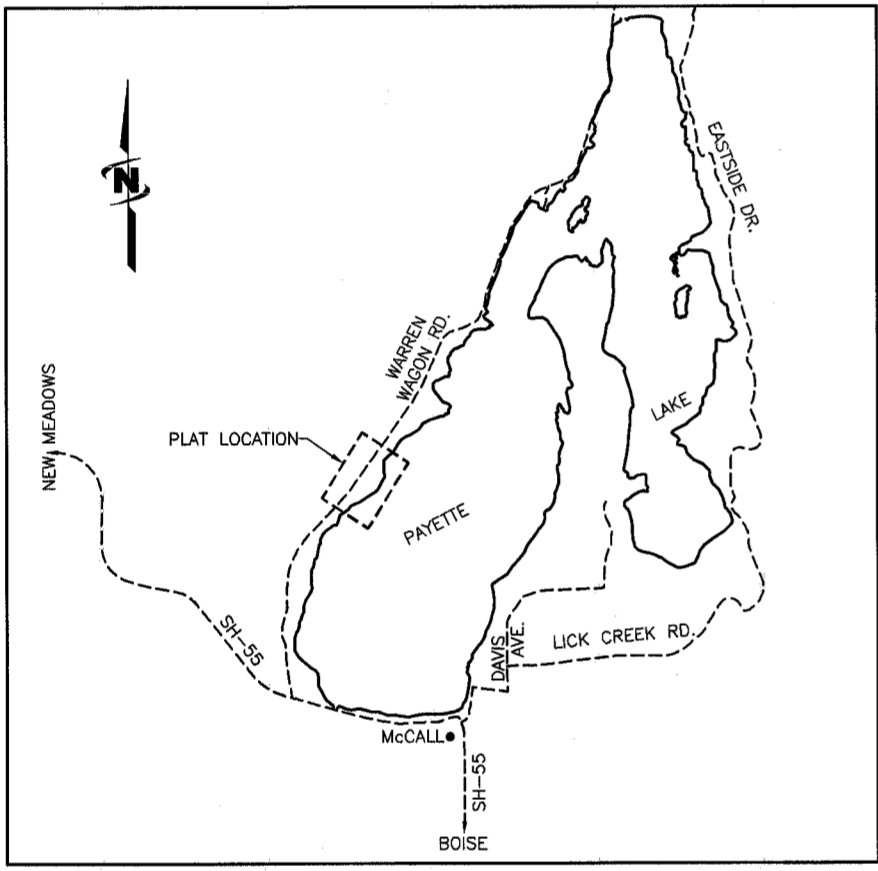
ACCESS BY WARREN WAGON ROAD, WILD ROSE, STREET, SYRINGA WAY, AND PAYETTE DRIVE AS SHOWN HEREON.

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:
 Oct 16, 2014

STATE SUBDIVISION-SYRINGA PARK			
BLOCK 1 OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES AND A PORTION OF AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, BEING SITUATED IN A PORTION OF GOV'T LOTS 2 & 3 OF SEC. 32, T 19N, R 3E, 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_Syringa Park_cover		
J-U-B ENGINEERS, INC.	DR. DFG	CH. GJR / DRB	SHEET 1 OF 3
SCALE: NONE	DATE: October 2014	PROJ. NO.: 20-11-036	

STATE SUBDIVISION—SYRINGA PARK

BLOCK 1 OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES AND A PORTION OF AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, BEING SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK 13 PAGE 16

INST. NO. _____

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 - SYRINGA PARK**, BEING BLOCK 1 OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 10, RECORDS OF VALLEY COUNTY, IDAHO, AND A PORTION OF THE AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY, IDAHO, BEING SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 (FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 32 BEARS NORTH 45°23'40" EAST, 7450.16 FEET); THENCE NORTH 64°01'37" EAST, 3403.57 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 10, RECORDS OF VALLEY COUNTY, IDAHO SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 35°31'34" EAST ALONG SAID RIGHT-OF-WAY LINE, 307.74 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF WILD ROSE STREET AS SHOWN ON STATE SUBDIVISION-AMENDED PINECREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 381833, DATED NOVEMBER 14, 2013, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE SOUTH 28°30'42" EAST ALONG SAID RIGHT-OF-WAY LINE, 411.79 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 381834, DATED NOVEMBER 14, 2013, RECORDS OF VALLEY COUNTY, IDAHO;

THENCE SOUTH 48°19'57" EAST, 42.58 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE THE FOLLOWING TWO (2) COURSES:

1. NORTH 61°42'58" EAST, 14.49 FEET;
2. NORTH 42°54'04" EAST, 38.56 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 23 AS SHOWN ON SAID STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES;

THENCE SOUTH 41°54'08" EAST ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 23, 247.31 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK OF PAYETTE LAKE;

THENCE SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 494 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 1, BLOCK 24 AS SHOWN ON SAID STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 23°42'52" WEST, 131.01 FEET;
2. NORTH 34°26'28" WEST, 98.52 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PAYETTE DRIVE AS SHOWN ON SAID STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES;

THENCE NORTH 28°17'02" WEST, 40.00 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PAYETTE DRIVE AS SHOWN ON SAID STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES;

THENCE SOUTH 61°42'58" WEST, ALONG SAID RIGHT-OF-WAY LINE OF PAYETTE DRIVE, 212.69 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SYRINGA WAY AS SHOWN ON SAID STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES;

THENCE NORTH 28°27'19" WEST ALONG SAID RIGHT-OF-WAY LINE OF SYRINGA WAY, 127.79 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF WARREN WAGON ROAD AS SHOWN ON SAID STATE SUBDIVISION-SOUTHWEST PAYETTE COTTAGE SITES;

THENCE ALONG SAID RIGHT-OF-WAY LINE OF WARREN WAGON ROAD THE FOLLOWING THREE (3) COURSES:

1. 101.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5779.58 FEET, THROUGH A CENTRAL ANGLE 01°00'22", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 38°20'52" EAST A CHORD DISTANCE OF 101.48 FEET;
2. SOUTH 89°58'03" WEST, 12.68 FEET;
3. 241.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, THROUGH A CENTRAL ANGLE 02°23'45", SAID CURVE HAVING A LONG CHORD WHICH BEARS NORTH 36°43'27" EAST A CHORD DISTANCE OF 241.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.16 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

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

COUNTERSIGNED:

[Signature]
BEN YSURA
SECRETARY OF STATE

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

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

ON THIS DAY 30th 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 YSURA, 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.

[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-SYRINGA PARK** WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AT THE REQUEST OF _____, THIS _____ DAY OF _____ 2013, AT _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____ OF PLATS, AT PAGES _____ 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-SYRINGA PARK** 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:
Oct 16, 2014
PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
GEREY J. RUSSELL

STATE SUBDIVISION-SYRINGA PARK			
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	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787		
	DWG NAME: 20-11-036_Syringa Park_cover		
J-U-B ENGINEERS, INC.	DR. DFG	CH. GJR / DRB	SHEET 2 OF 3
SCALE: NONE	DATE: October 2014		PROJ. NO.: 20-11-036

STATE SUBDIVISION-SYRINGA PARK

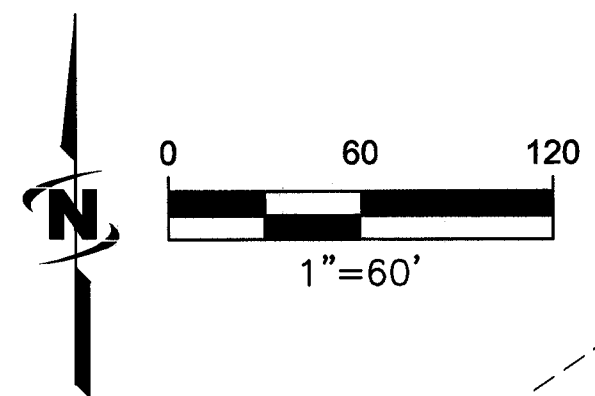
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PLAT BOOK 13 PAGE 16
INST. NO. _____

RECORD INFORMATION

- R1: AMENDED PLAT OF STATE LAND PAYETTE LAKE COTTAGE SITES BY GEORGE TUCKER, PE, DATED OCTOBER 15, 1932, BOOK 1 OF PLATS, PAGE 19A, RECORDS OF VALLEY COUNTY.
- R2: PLAT OF PINECREST ADDITION TO PAYETTE LAKE COTTAGE SITES BY VIRGIL JOHNSON, PE 382 AND HORACE PALMER, PE 285, DATED OCTOBER 15, 1947, BOOK 1 OF PLATS, PAGE 10, RECORDS OF VALLEY COUNTY.
- R3: RECORD OF SURVEY BY THOMAS KERR, PLS 998, DATED MARCH 10, 1988, INSTRUMENT NUMBER 160393, RECORDS OF VALLEY COUNTY.
- R4: EASEMENT IN FAVOR OF THE STATE OF IDAHO, DATED JANUARY 9, 1936, FOR HIGHWAY PURPOSES. IDL DOCUMENT NUMBER 444.
- R5: EASEMENT IN FAVOR OF WEST COAST POWER COMPANY, DATED JUNE 13, 1941, FOR ELECTRIC SERVICE PURPOSES. IDL DOCUMENT NUMBER 606.
- R6: EASEMENT IN FAVOR OF PAYETTE LAKES WATER AND SEWER DISTRICT, DATED DECEMBER 15, 1983, FOR CONSTRUCTING, USING AND MAINTAINING A BURIED SANITARY SEWERLINE. IDL DOCUMENT NUMBER 5163-A.
- R7: EASEMENT IN FAVOR OF IDAHO POWER COMPANY, DATED OCTOBER 26, 2006, FOR CONSTRUCTING, USING AND MAINTAINING AN UNDERGROUND POWERLINE. IDL DOCUMENT NUMBER 6546.
- R8: EASEMENT IN FAVOR OF VALLEY COUNTY, DATED SEPTEMBER 24, 1924, FOR CONSTRUCTING "WARREN WAGON ROAD", IDL DOCUMENT NUMBER 220.
- R9: UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT FHCC-21-A2,B2, ROUTE NO. 21 WARREN WAGON ROAD.
- R10: INVENTORY SURVEY PREPARED BY JUB ENGINEERS, INC., 2011, ON FILE WITH THE IDAHO DEPARTMENT OF LANDS.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	849.51'	5729.58'	8°29'42"	N39°46'41"E	848.73'
C2	241.27'	5769.58'	2°23'45"	N36°43'27"E	241.25'
C3	101.49'	5779.58'	1°00'22"	N38°20'52"E	101.48'



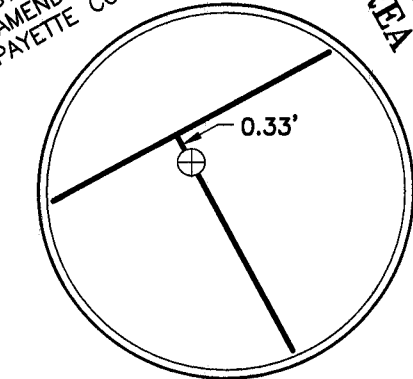
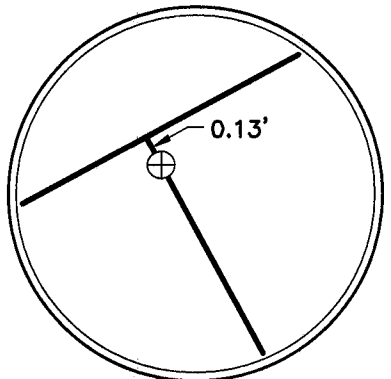
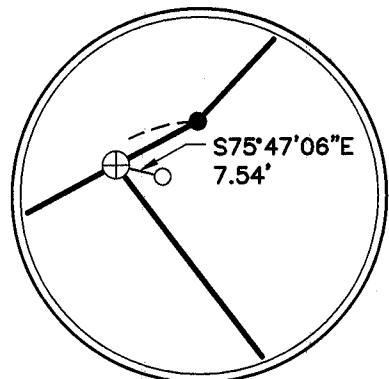
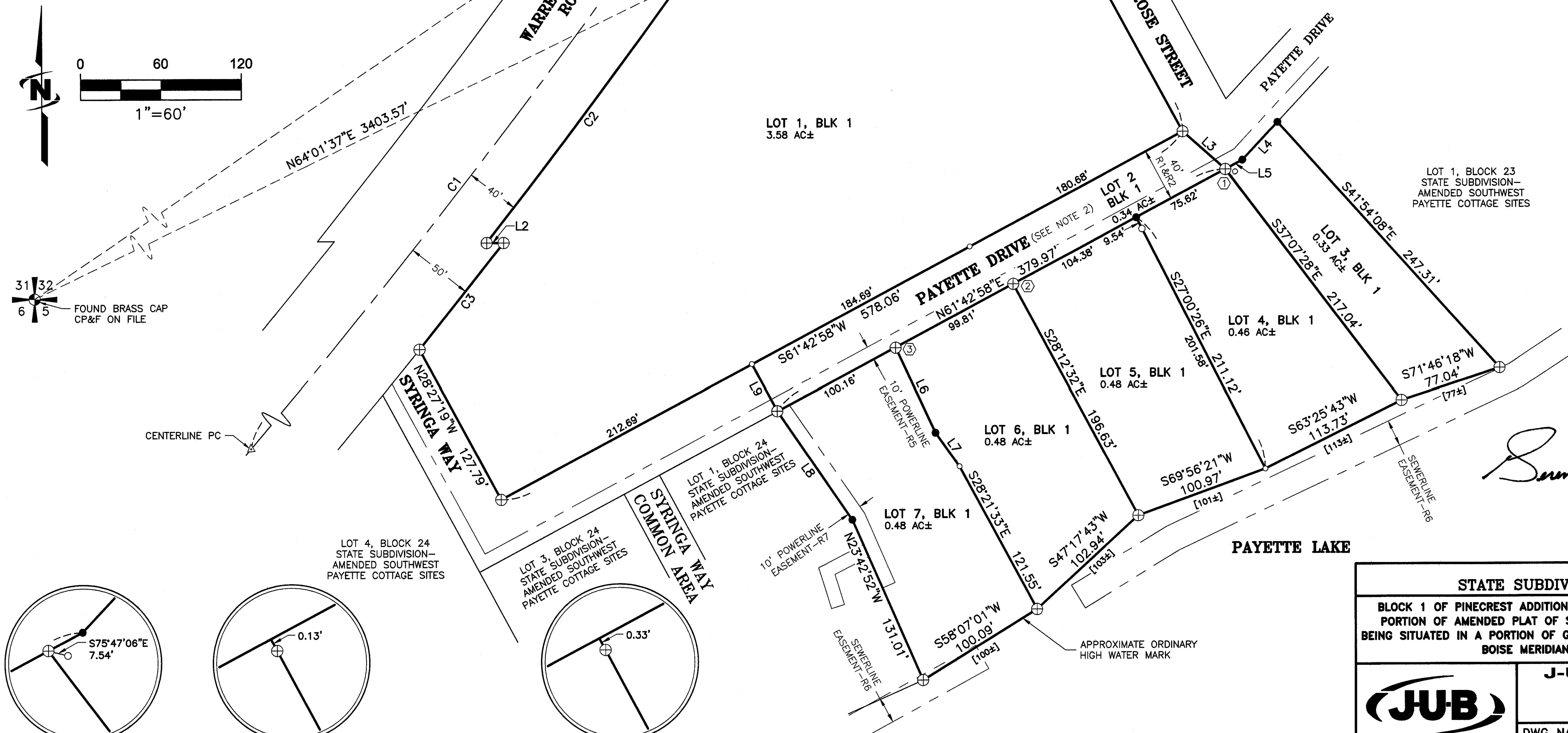
- ### LEGEND
- SECTION CORNER-AS NOTED
 - FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - FOUND 5/8" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
 - FOUND 1/2" REBAR, NO CAP OR ILLEGIBLE-UNLESS OTHERWISE NOTED
 - CALCULATED POINT, NOTHING FOUND OR SET
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 13419"
 - SEE DETAILS THIS SHEET
 - P.O.B. POINT OF BEGINNING
 - EXISTING EASEMENT LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
 - CALCULATED LINE OR MATHEMATICAL TIE 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 NOTES

1. DIMENSIONS SHOWN ARE TO ACTUAL LOT CORNERS, IN SOME CASES THE FOUND MONUMENT AND RECORD DID NOT MATCH. DETAILS REVEAL THAT RELATIONSHIP.
2. PAYETTE DRIVE IS PLATTED AS LOT 2, BLOCK 1, HEREON. (0.34AC±).

LINE #	DIRECTION	LENGTH
L1	S55°07'04"E	40.00'
L2	S89°58'03"W	12.68'
L3	S48°19'57"E	42.58'
L4	N42°54'04"E	38.56'
L5	N61°42'58"E	14.49'
L6	S24°54'58"E	70.28'
L7	S35°25'06"E	30.81'
L8	N34°26'28"W	98.52'
L9	N28°17'02"W	40.00'



DETAIL 1
NOT TO SCALE

DETAIL 2
NOT TO SCALE

DETAIL 3
NOT TO SCALE

Surrey Russell
Digitally signed on:
Oct 16, 2014



STATE SUBDIVISION-SYRINGA PARK	
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	J-U-B ENGINEERS, Inc. 7825 Meadowlark Way Coeur d'Alene, Idaho 83815 Phone: 208.762.8787
	DWG NAME: 20-11-036_Syringa Park
J-U-B ENGINEERS, INC.	DR. DFG CH. GJR / DRB SHEET 3 OF 3
SCALE: 1"=60'	DATE: October 2014 PROJ. NO.: 20-11-036